Parcel Number: 72006-220-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOUNG CINDY	GROOMS ANGELA & GLEN	272,500	07/25/2023	WD	03-ARM'S LENGTH	1184:2342	PROPERTY TRANSFER	100.0
DADASHZADEH SAID & LORELEI	YOUNG CINDY	190,000	08/30/2021	WD	03-ARM'S LENGTH	1178:277	PROPERTY TRANSFER	100.0
		150,000	06/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11296 WEST SHORE DR & CHURCH

Owner's Name/Address

GROOMS ANGELA & GLEN
9820 ARENDS NE
SPARTA MI 49345

Tax Description

L-1045 P-2217 (L-650 P-473) 234 11296 W SHORE DR 48629 LOT 1 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	09/12/2023	INSPECTED
QT	03/30/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	476	74	2,318
D/W/P: 3.5 Concrete	6.58	407	74	1,982
D/W/P: Asphalt Paving	3.10	360	49	547
Total Estimated Land Improvements True Cash Value =				4,847

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	74,000	104,000			98,254C
2024	22,500	72,800	95,300			95,300S
2023	21,300	50,700	72,000			66,570C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
1962 YR B	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 775 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 775
Total Base New : 151,761 E.C.F.
Total Depr Cost: 121,409 X 1.143
Estimated T.C.V: 138,770

(16) Porches/Decks

Area	Type
180	CGEP (1 Story)
96	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1962
(11) Heating System: Forced Air w/ Ducts
Ground Area = 775 SF Floor Area = 775 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	775		
			Total:	106,156	84,925
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			180	11,554	9,243
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	18,462	14,770
Common Wall: 1/2 Wall			1	-1,106	-885
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Breezeways					
Frame Wall			96	6,607	5,286
			Totals:	151,761	121,409

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 138,770

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

Parcel Number: 72006-220-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOXWELL ROBERT J & MICHELE	FOXWELL ROBERT J & MICHELE	0	02/04/2020	QC	14-INTO/OUT OF TRUST	1171:1769	PROPERTY TRANSFER	0.0
DAVIS RONALD E	FOXWELL ROBERT J & MICHELE	55,000	08/21/2017	WD	03-ARM'S LENGTH	1163:1273	PROPERTY TRANSFER	100.0
HOOSE EARL & DORIS	DAVIS RONALD E & LOUISE V	0	09/25/1969	OTH	21-NOT USED/OTHER	0235:0097	PROPERTY TRANSFER	0.0

Property Address

133 CHURCH ST

Owner's Name/Address

FOXWELL ROBERT J & MICHELE A TRUST
5125 WARMBRIAR RD
WHITE LAKE MI 48383

Tax Description

L-235 P-97-8 234 LOT 2 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	55.00	150.00	1.0000	1.0000	1200	100		66,000
55 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	66,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.47	120	49	851
Total Estimated Land Improvements True Cash Value =				851

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,000	33,100	66,100			46,433C
2024	24,800	32,000	56,800			45,037C
2023	23,400	27,600	51,000			42,893C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 624
Total Base New : 87,403 E.C.F.
Total Depr Cost: 55,065 X 1.143
Estimated T.C.V: 62,939

(16) Porches/Decks

Area	Type

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	624		
			Total:	77,580	48,877

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,345	847
Water Well, 150 Feet	1	8,478	5,341
	Totals:	87,403	55,065

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 62,939

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

Parcel Number: 72006-220-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOULDEN MARY J	BENN STEVE M & STEPHANIE	310,000	04/18/2025	WD	03-ARM'S LENGTH	1190:0127	PROPERTY TRANSFER	100.0
ROXEY JOAN I	HOULDEN MARY J	225,000	04/05/2021	WD	03-ARM'S LENGTH	1176:820	PROPERTY TRANSFER	100.0
		157,000	04/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

129 CHURCH ST

Owner's Name/Address

BENN STEVE M & STEPHANIE
129 CHURCH ST
HOUGHTON LAKE MI 48629

Tax Description

L-978 P-2066 (L-962P-17L-754 P-614) 234
129 CHURCH ST LOT 3 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/18/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/12/2025	PB25-0190	COMPLETE

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	74	585
D/W/P: Asphalt Paving	3.10	440	74	1,009
D/W/P: Brick on Sand	18.02	32	89	514
D/W/P: Brick on Sand	18.02	316	89	5,068
Total Estimated Land Improvements True Cash Value =				7,176

Work Description for Permit PB25-0190, Issued 06/12/2025: CRAWL SPACE REPAIR. NO LAND USE REQUIRED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	87,700	123,700			100,709C
2024	27,000	86,300	113,300			97,681C
2023	25,500	75,900	101,400			93,030C

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1020 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 21
Floor Area: 1,020
Total Base New : 181,205 E.C.F.
Total Depr Cost: 143,149 X 1.143
Estimated T.C.V: 163,619

(16) Porches/Decks

Area	Type
132	CPP
88	CCP (1 Story)
72	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 580
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,020		
			Total:	139,797	110,438
Other Additions/Adjustments					
Porches					
CPP			132	2,575	2,034
CCP (1 Story)			88	2,510	1,983
CCP (1 Story)			72	2,098	1,657
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			580	27,463	21,696
Common Wall: 1.5 Wall			1	-3,326	-2,628
Water/Sewer					
Public Sewer			1	1,494	1,180
Water Well, 150 Feet			1	8,594	6,789
			Totals:	181,205	143,149

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 163,619

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

Parcel Number: 72006-220-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
127 CHURCH ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
CHAPMAN LINDA L 11340 CALKINS FLUSHING MI 48433	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	502	74	2,444
D/W/P: 3.5 Concrete	6.58	276	74	1,344
Total Estimated Land Improvements True Cash Value =				3,788

Public Improvements

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

Topography of Site

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

Tax Description

L-764 P-58 234 LOT 4 GOLDEN BEACH

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	58,000	94,000			57,733C
2024	27,000	57,000	84,000			55,998C
2023	25,500	49,900	75,400			53,332C

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 372 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 31
Floor Area: 1,044
Total Base New : 138,342 E.C.F.
Total Depr Cost: 95,457 X 1.143
Estimated T.C.V: 109,107

(16) Porches/Decks

Area	Type
12	CPP
136	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area: 276
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
1 Story	Siding	Slab	372		
			Total:	121,061	83,533
Other Additions/Adjustments					
Deck					
Treated Wood			136	3,147	2,171
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
Porches					
CPP			12	317	219
Carports					
Comp.Shingle			276	4,132	2,851
			Totals:	138,342	95,457

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 109,107

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

Parcel Number: 72006-220-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCMILLAN MARTIN	PLATTE PHILLIP J & TRACY A	193,000	06/14/2024	WD	03-ARM'S LENGTH	1187:1330	PROPERTY TRANSFER	100.0
MUSOLF BEVERLY J TRUST	MCMILLAN MARTIN	104,000	07/06/2020	WD	03-ARM'S LENGTH	1173:0235	PROPERTY TRANSFER	100.0
MUSOLF BEVERLY J		0	12/18/2018	OTH	07-DEATH CERTIFICATE	1173:233	OTHER	0.0

Property Address

121 CHURCH ST

Owner's Name/Address

PLATTE PHILLIP J & TRACY A
5239 WITHERSPOON WAY
HOLT MI 48842

Tax Description

L-1016 P-1487 (L-347 P-363) 234 121 CHURCH ST LOT 5 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	11/15/2024	INSPECTED
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	66.00	150.00	1.0000	1.0000	1200	100		79,200
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	79,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	336	74	1,532
D/W/P: 3.5 Concrete	6.16	18	76	84
Wood Frame	34.90	36	74	929
Wood Frame	34.90	24	74	620
Total Estimated Land Improvements True Cash Value =				3,165

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,600	37,100	76,700			76,700S
2024	29,700	36,600	66,300			52,273C
2023	28,100	31,700	59,800			49,784C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 34
Floor Area: 624
Total Base New : 90,855 E.C.F.
Total Depr Cost: 59,965 X 1.143
Estimated T.C.V: 68,540

(16) Porches/Decks

Area	Type
18	Roof Cover Onl

(17) Garage

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

Bsmnt Garage:

Carport Area: 336
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
			Total:	75,768	50,007
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	875
Water Well, 150 Feet			1	8,359	5,517
Deck					
w/Roof (Roof portion)			18	372	246
Carports					
Comp.Shingle			336	5,030	3,320
			Totals:	90,855	59,965

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 68,540

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

Parcel Number: 72006-220-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARQUARDT BRIAN E TRUST	BROWER MEGAN	0	10/28/2024	QC	09-FAMILY	1188:2335	PROPERTY TRANSFER	0.0
MARQUARDT BRIAN E	MARQUARDT BRIAN E TRUST	0	12/19/2014	WD	21-NOT USED/OTHER	1146-74	PROPERTY TRANSFER	0.0

Property Address
119 CHURCH ST

Owner's Name/Address
BROWER MEGAN
908 STERLING
MIDLAND MI 48640

Tax Description
234 L-827 P-331 LOT 6 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.30	80	49	1,266
Total Estimated Land Improvements True Cash Value =				1,266

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	39,400	75,400			56,194C
2024	27,000	38,700	65,700			54,505C
2023	25,500	33,600	59,100			51,910C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 768
Total Base New : 104,114 E.C.F.
Total Depr Cost: 65,591 X 1.143
Estimated T.C.V: 74,971

(16) Porches/Decks

Area	Type
8	Treated Wood
8	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	59,038
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Deck					
Treated Wood			8	358	226
Treated Wood			8	358	226
			Totals:	104,114	65,591

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 74,971

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

Parcel Number: 72006-220-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

115 CHURCH ST

Owner's Name/Address

DICKERSON LUTHER JR &BARBARA A
115 CHURCH ST
HOUGHTON LAKE MI 48629

Tax Description

L-728 P-48 234 115 CHURCH LOT 7 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/09/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	568	74	2,765
Metal Prefab	24.20	48	11	128
Wood Frame	27.67	128	94	3,329
Total Estimated Land Improvements True Cash Value =				6,222

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	41,900	77,900			51,904C
2024	27,000	41,100	68,100			50,344C
2023	25,500	35,900	61,400			47,947C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 780 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 780
Total Base New : 103,997 E.C.F.
Total Depr Cost: 65,517 X 1.143
Estimated T.C.V: 74,886

(16) Porches/Decks

Area	Type
15	CCP (1 Story)
36	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	780		
			Total:	92,129	58,041
Other Additions/Adjustments					
Deck					
Treated Wood			36	1,476	930
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Porches					
CCP (1 Story)			15	707	445
			Totals:	103,997	65,517

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 74,886

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

Parcel Number: 72006-220-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address

CHURCH ST

Owner's Name/Address

DICKERSON LUTHER JR& BARBARA A
115 CHURCH ST
HOUGHTON LAKE MI 48629

Tax Description

L-728 P-48 234 115 CHURCH LOT 8 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/10/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			23,508C
2024	27,000	0	27,000			22,802C
2023	25,500	0	25,500			21,717C

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Parcel Number: 72006-220-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITING WAYNE B & VALERIE J	FITING WAYNE B & VALERIE J	0	11/02/2023	QC	15-LADY BIRD	1185:2166	PROPERTY TRANSFER	0.0
FITING WAYNE B	FITING WAYNE B & VALERIE J	0	11/01/2023	QC	09-FAMILY	1185:2165	PROPERTY TRANSFER	0.0
FITING ALVAN H	FITING, WAYNE B.	1	11/18/2008	SD	21-NOT USED/OTHER	1078/1755	OTHER	100.0

Property Address

107 CHURCH ST

Owner's Name/Address

FITING WAYNE B & VALERIE J [LE]
107 CHURCH ST
HOUGHTON LAKE MI 48629

Tax Description

234 LOT 9 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/21/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	42	74	204
D/W/P: 3.5 Concrete	6.58	9	74	44
Wood Frame	24.66	200	74	3,650
Wood Frame	35.08	64	24	539
Total Estimated Land Improvements True Cash Value =				4,437

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	54,900	90,900			60,917C
2024	27,000	53,900	80,900			59,086C
2023	25,500	47,100	72,600			56,273C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1023 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 31
Floor Area: 1,023
Total Base New : 129,593 E.C.F.
Total Depr Cost: 89,421 X 1.143
Estimated T.C.V: 102,208

(16) Porches/Decks

Area	Type

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1023 SF Floor Area = 1023 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,023		
			Total:	119,908	82,738

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,326	915
Water Well, 150 Feet	1	8,359	5,768
	Totals:	129,593	89,421

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 102,208

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

Parcel Number: 72006-220-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELAND MARVIN P JR		0	01/17/2020	OTH	07-DEATH CERTIFICATE	1175:1970	OTHER	0.0
BELAND JEAN M	BELAND JEAN M & MARVIN P J	84,000	05/25/2017	WD	09-FAMILY	1162:1696	PROPERTY TRANSFER	0.0
SPITZLEY CATHERINE	BELAND JEAN M	84,000	05/24/2017	WD	09-FAMILY	1162:1531	PROPERTY TRANSFER	0.0

Property Address
103 CHURCH ST

Owner's Name/Address
BELAND JEAN M
3505 W CLARK RD APT B-102
DEWITT MI 48820

Tax Description
L-442 P-614 234 LOT 10 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	375	74	1,709
D/W/P: Asphalt Paving	2.89	396	74	847
Wood Frame	26.25	96	49	1,235
Wood Frame	34.90	28	49	479
Total Estimated Land Improvements True Cash Value =				4,270

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	47,900	83,900			51,252C
2024	27,000	47,100	74,100			49,711C
2023	25,500	41,000	66,500			47,344C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 31
Floor Area: 816
Total Base New : 112,457 E.C.F.
Total Depr Cost: 77,596 X 1.143
Estimated T.C.V: 88,692

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
72	CPP

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	98,816	68,183
Other Additions/Adjustments					
Porches					
CCP (1 Story)			96	2,481	1,712
CPP			72	1,475	1,018
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
			Totals:	112,457	77,596

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 88,692

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

Parcel Number: 72006-220-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENNETTS GEOFF & KRISTEN	JUENGEL MARK & MARNI	280,000	03/15/2021	WD	03-ARM'S LENGTH	1175:2543	PROPERTY TRANSFER	100.0
FICAJ PETRO & ROMAN J	BENNETTS, GEOFF & KRISTEN	177,500	05/24/2013	WD	03-ARM'S LENGTH	1128/903	OTHER	100.0

Property Address

101 CHURCH ST

Owner's Name/Address

JUENGEL MARK & MARNI
2919 E PINEVIEW DR
MIDLAND MI 48640

Tax Description

L-815 P-211 & FILE 234 LOT 11 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Utility Building	09/26/2022	PB22-0395	COMPLETE
PORCH	07/14/2022	LU22-4516	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/29/2022	INSPECTED
QT	11/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	103.00	77.00	1.0000	0.8751	3400	100		306,476
103 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	306,476

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Gates, Wood/SqFt	15.29	32	95	465
D/W/P: 3.5 Concrete	6.16	32	24	47
D/W/P: 3.5 Concrete	6.16	66	24	98
D/W/P: Patio Blocks	14.27	172	95	2,331
Wood Frame	21.45	252	95	5,135
Total Estimated Land Improvements True Cash Value =				8,076

Work Description for Permit PB22-0395, Issued 09/26/2022: 14 X 18 = 252 TOTAL SQ FT PREBUILT SHED. MUST BE ANCHORED DOWN; LAKE TOWNSHIP LAND USE PERMIT #4539; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER
Work Description for Permit LU22-4516, Issued 07/14/2022: REBUILD EXISTING DECK, SCREENING IN LOWER.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	153,200	79,800	233,000			179,351C
2024	144,200	76,000	220,200			173,959C
2023	126,200	49,200	175,400			152,945C

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

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

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 46
Floor Area: 1,536
Total Base New : 197,405 E.C.F.
Total Depr Cost: 114,612 X 1.283
Estimated T.C.V: 147,047

(16) Porches/Decks

Area	Type
288	CGEP (1 Story)
144	Wood Balcony

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	768			
			Total:	164,314	88,729	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,084	
Porches						
CGEP (1 Story)			288	14,204	13,494	*9
Balcony						
Wood Balcony			144	5,342	5,075	*9
Water/Sewer						
Public Sewer			1	1,326	716	
Water Well, 150 Feet			1	8,359	4,514	
			Totals:	197,405	114,612	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 147,047

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

Parcel Number: 72006-220-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		249,000	08/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

102 CHURCH ST

Owner's Name/Address

DAVIS THAD M
102 CHURCH
HOUGHTON LAKE MI 48629

Tax Description

L-961 P-2172 (L-726 P-388) 234 102 CHURCH ST LOT 12 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/26/2002

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	90.00	150.00	1.0000	1.0000	3400	100		306,000
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	306,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	284	74	1,294
D/W/P: Asphalt Paving	2.89	621	49	880
Wood Frame	25.19	112	68	1,918
Total Estimated Land Improvements True Cash Value =				4,092

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	153,000	52,300	205,300			129,855C
2024	144,000	49,800	193,800			125,951C
2023	126,000	40,000	166,000			119,954C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 46
Floor Area: 1,104
Total Base New : 140,371 E.C.F.
Total Depr Cost: 75,801 X 1.283
Estimated T.C.V: 97,253

(16) Porches/Decks

Area	Type
256	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Slab	336		
			Total:	127,253	68,717

Other Additions/Adjustments

Deck			
Treated Wood	256	4,759	2,570
Water/Sewer			
Water Well, 150 Feet	1	8,359	4,514
Totals:		140,371	75,801

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 97,253

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

Parcel Number: 72006-220-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURRAY DONNA M TRUST 7/25/	MURRAY NICOLAS DUANE & MEI	205,000	10/20/2016	WD	09-FAMILY	1160/1971	AGENT	100.0
		180,000	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

104 CHURCH ST

Owner's Name/Address

MURRAY NICOLAS DUANE & MELISSA JEAN
5609 LAKEVIEW DR
ALMONT MI 48003

Tax Description

L-1016 P-2188 (L-901P-605&L-849P-572) 234 LOT 13 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/13/2023	PB23-0043	COMPLETE

X	Improved		Vacant

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

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

Who	When	What
QT	09/12/2023	INSPECTED
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	551	74	2,683
D/W/P: Brick on Sand	18.02	446	74	5,947
D/W/P: 3.5 Concrete	6.58	20	75	99
Total Estimated Land Improvements True Cash Value =				8,729

Work Description for Permit PB23-0043, Issued 03/13/2023: 14 X 16 = 224 SQUARE FEET ENCLOSED PORCH. LAKE TOWNSHIP LAND USE DATED 3/3/23 #004550. ROSCOMMON COUNTY SOIL EROSION DATED 3/7/23.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	117,800	219,800			131,344C
2024	96,000	112,500	208,500			127,395C
2023	84,000	77,100	161,100			107,139C

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

Building Type

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

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 175 S.F.
Slab: 921 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 36
Floor Area: 1,793
Total Base New : 256,048 E.C.F.
Total Depr Cost: 172,005 X 1.283
Estimated T.C.V: 220,682

(16) Porches/Decks

Area	Type
20	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 588
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1096 SF Floor Area = 1793 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	697			
1 Story	Siding	Crawl Space	175			
1 Story	Siding	Slab	224			*9
			Total:	212,456	144,107	

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	2,973
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	588	22,603	14,466
Common Wall: 1 Wall	1	-2,219	-1,420
Water/Sewer			
Public Sewer	1	1,494	956
Water Well, 150 Feet	1	8,594	5,500
Fireplaces			
Exterior 2 Story	1	8,024	5,135
Deck			
w/Roof (Roof portion)	20	450	288
	Totals:	256,048	172,005

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 220,682

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

Parcel Number: 72006-220-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUROCHER PHILIP S & WENDY	MILLER DUSTIN & DEUMAN TRA	205,000	07/13/2020	WD	03-ARM'S LENGTH	1173:0289	PROPERTY TRANSFER	100.0
		210,000	07/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

108 CHURCH ST

Owner's Name/Address

MILLER DUSTIN & DEUMAN TRACY
270 WALDON RD
LAKE ORION MI 48359

Tax Description

L-1010 P-1113 (L-585 P-21) 234 108 CHURCH ST LOT 14 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	16	89	577
D/W/P: 3.5 Concrete	6.58	240	74	1,168
D/W/P: 3.5 Concrete	6.58	400	49	1,290
Wood Frame	34.04	70	87	2,073
Total Estimated Land Improvements True Cash Value =				5,108

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	51,500	153,500			109,548C
2024	96,000	49,300	145,300			106,255C
2023	84,000	39,500	123,500			101,196C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 750 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 36
Floor Area: 750
Total Base New : 115,434 E.C.F.
Total Depr Cost: 73,878 X 1.283
Estimated T.C.V: 94,785

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 750 SF Floor Area = 750 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	750		
			Total:	91,784	58,742
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	14,988	9,592
Common Wall: 1/2 Wall			1	-1,023	-655
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
			Totals:	115,434	73,878

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 94,785

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

Parcel Number: 72006-220-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEAL KATHY A	NEAL KATHY [LE]	0	02/06/2020	PTA	18-LIFE ESTATE	1171:1798	PROPERTY TRANSFER	0.0
NEAL JACK & KATHY TRUST	NEAL KATHY A	0	01/10/2020	OTH	14-INTO/OUT OF TRUST	1171:1395	DEED	0.0
STARRY TODD	NEAL KATHY A	0	01/10/2020	QC	09-FAMILY	1171:1797	PROPERTY TRANSFER	0.0
STARRY JERRY	NEAL KATHY A	0	01/10/2020	QC	09-FAMILY	1171:1796	PROPERTY TRANSFER	0.0

Property Address

112 CHURCH ST

Owner's Name/Address

NEAL KATHY [LE]
23 S CHIPPEWA RD
MOUNT PLEASANT MI 48858-9426

Tax Description

L-635 P-540 234 LOT 15 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/14/2020	PB20-0294	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	10/22/2020	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	40	89	234
D/W/P: 3.5 Concrete	6.58	241	49	777
Wood Frame	29.53	96	98	2,778
Total Estimated Land Improvements True Cash Value =				3,789

Work Description for Permit PB20-0294, Issued 09/14/2020: TYPE D SUNROOM 8 X 12 = 96 SQ FT LAKE TOWNSHIP LAND USE PERMIT #4317 ROSCOMMON COUNTY 225 SQ FT WAIVER DATED 9/10/20

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	74,300	110,300			63,275C
2024	27,000	73,000	100,000			61,373C
2023	25,500	64,000	89,500			58,451C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 936 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 21
Floor Area: 936
Total Base New : 155,172 E.C.F.
Total Depr Cost: 122,802 X 1.143
Estimated T.C.V: 140,363

(16) Porches/Decks

Area	Type
112	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 68
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	936			
			Total:	122,031	96,405	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			112	8,328	7,828	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			280	13,826	9,402	*6
Common Wall: 2 Wall			1	-4,439	-3,019	
Water/Sewer						
Public Sewer			1	1,494	1,180	
Water Well, 150 Feet			1	8,594	6,789	
Fireplaces						
Interior 1 Story			1	5,338	4,217	
			Totals:	155,172	122,802	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 140,363

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

Parcel Number: 72006-220-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address
116 CHURCH ST

Owner's Name/Address
EFF DENNIS LEE & EFF AMBER D 116 CHURCH ST HOUGHTON LAKE MI 48629

Tax Description
234 L-1055 P-118 LOT 16 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	509	74	2,478
Total Estimated Land Improvements True Cash Value =				2,478

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	51,100	87,100			61,120C
2024	27,000	50,100	77,100			59,283C
2023	25,500	43,800	69,300			56,460C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 936 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 936
Total Base New : 134,345 E.C.F.
Total Depr Cost: 84,637 X 1.143
Estimated T.C.V: 96,740

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Slab	936		
			Total:	112,214	70,695

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	364	14,491	9,129
Common Wall: 1 Wall	1	-2,045	-1,288
Water/Sewer			
Public Sewer	1	1,326	835
Water Well, 150 Feet	1	8,359	5,266
	Totals:	134,345	84,637

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 96,740

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

Parcel Number: 72006-220-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		92,500	02/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

120 CHURCH ST

Owner's Name/Address

WOODARD ROBERT W & SUE A
120 CHURCH ST
HOUGHTON LAKE MI 48629

Tax Description

L-745 P-565-567 234 120 CHURCH ST LOTS 17 & 18 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/09/2002

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	120.00	150.00	1.0000	1.0000	1200	100		144,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	144,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1061	74	4,837
Metal Prefab	19.67	56	24	264
Total Estimated Land Improvements True Cash Value =				5,101

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	72,000	54,500	126,500			83,468C
2024	54,000	53,400	107,400			80,959C
2023	51,000	46,800	97,800			77,104C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 41
Floor Area: 960
Total Base New : 149,435 E.C.F.
Total Depr Cost: 88,167 X 1.143
Estimated T.C.V: 100,775

(16) Porches/Decks

Area	Type
112	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	113,836	67,164
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			960	19,200	11,328
Water/Sewer					
Public Sewer			1	1,326	782
Water Well, 150 Feet			1	8,359	4,932
Breezeways					
Frame Wall			112	6,714	3,961
			Totals:	149,435	88,167

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 100,775

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

Parcel Number: 72006-220-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEONARD WILLIAM E & TRACY	PIER MATTHEW & ANGELINA	178,000	08/31/2022	MLC	03-ARM'S LENGTH	1182:590	PROPERTY TRANSFER	100.0
MICHELS CARMELLA M	LEONARD, WILLIAM & TRACY	87,500	08/14/2012	OTH	21-NOT USED/OTHER	1118/879	OTHER	100.0

Property Address
128 CHURCH ST

Owner's Name/Address
PIER MATTHEW & ANGELINA
1891 E WEBB RD
DEWITT MI 48820

Taxpayer's Name/Address
LEONARD BILL
3356 PORTLAND RD
PORTLAND MI 48875

Tax Description
L-260 P-574 234 LOT 19 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who When What
QT 03/30/2021 INSPECTED
DMG 07/20/2012 INSPECTED
DMG 09/07/2010 INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	597	49	1,925
Total Estimated Land Improvements True Cash Value =				1,925

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	65,000	101,000			88,119C
2024	27,000	63,800	90,800			85,470C
2023	25,500	55,900	81,400			81,400S

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1228 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 30
Floor Area: 1,228
Total Base New : 155,793 E.C.F.
Total Depr Cost: 109,054 X 1.143
Estimated T.C.V: 124,649

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 300
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1228 SF Floor Area = 1228 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,228		
			Total:	136,339	95,437

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	300	12,837	8,986
Common Wall: 1.5 Wall	1	-3,068	-2,148
Water/Sewer			
Public Sewer	1	1,326	928
Water Well, 150 Feet	1	8,359	5,851
	Totals:	155,793	109,054

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 124,649

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

Parcel Number: 72006-220-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINDORF PAUL W	SPEAKER RICHARD L JR	230,000	04/27/2019	WD	03-ARM'S LENGTH	1169:530	PROPERTY TRANSFER	100.0
WINDORF PAUL & KAREN	WINDORF PAUL W	0	08/13/2015	QC	06-COURT JUDGEMENT	1168:915	DEED	0.0
		140,000	12/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

130 CHURCH ST

Owner's Name/Address

SPEAKER RICHARD L JR
130 CHRUCH ST
HOUGHTON LAKE MI 48629

Tax Description

234 L-866 P-121 (L-800 P-176) LOT 20 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/27/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	06/16/2011	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1836	84	10,148
Total Estimated Land Improvements True Cash Value =				10,148

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	131,000	167,000			122,394C
2024	27,000	128,600	155,600			118,714C
2023	25,500	113,600	139,100			113,061C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1612 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +5
Effec. Age: 18
Floor Area: 1,612
Total Base New : 261,866 E.C.F.
Total Depr Cost: 214,743 X 1.143
Estimated T.C.V: 245,451

(16) Porches/Decks

Area	Type
28	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 640
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1612 SF Floor Area = 1612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,612		
			Total:	220,026	180,434
Other Additions/Adjustments					
Exterior					
Brick Veneer			120	2,063	1,692
Plumbing					
3 Fixture Bath			1	4,646	3,810
Porches					
WCP (1 Story)			28	2,123	1,741
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			640	24,026	19,701
Common Wall: 1/2 Wall			1	-1,106	-907
Water/Sewer					
Public Sewer			1	1,494	1,225
Water Well, 150 Feet			1	8,594	7,047
			Totals:	261,866	214,743

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 245,451

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

Parcel Number: 72006-220-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAWLER JAMES P	HIBBARDS OUTDOOR SERVICES	120,000	04/07/2022	WD	16-LC PAYOFF	1180:1639	DEED	0.0
LAWLER JAMES P	HIBBARDS OUTDOOR SERVICES	120,000	03/24/2017	LC	03-ARM'S LENGTH	1162:0005	PROPERTY TRANSFER	100.0
WINDORF PAUL & KAREN	LAWLER, JAMES	114,000	04/09/2012	WD	03-ARM'S LENGTH	1114/353	OTHER	100.0

Property Address

136 CHURCH ST

Owner's Name/Address

HIBBARDS OUTDOOR SERVICES INC
13145 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-697 P-366 234 136 CHURCH ST 48629 LOT 21 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	27.94	24	24	161
D/W/P: 3.5 Concrete	6.58	814	74	3,963
D/W/P: Brick on Sand	18.02	774	89	12,413
Total Estimated Land Improvements True Cash Value =				16,537

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	68,400	104,400			69,411C
2024	27,000	67,300	94,300			67,324C
2023	25,500	59,300	84,800			64,119C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 29
Floor Area: 880
Total Base New : 143,896 E.C.F.
Total Depr Cost: 102,166 X 1.143
Estimated T.C.V: 116,776

(16) Porches/Decks

Area	Type
200	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 575
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	102,310	72,640
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			200	11,006	7,814
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			575	19,769	14,036
Common Wall: 1/2 Wall			1	-1,023	-726
Water/Sewer					
Public Sewer			1	1,326	941
Water Well, 150 Feet			1	8,359	5,935
Fireplaces					
Wood Stove			1	2,149	1,526
			Totals:	143,896	102,166

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 116,776

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

Parcel Number: 72006-220-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRESLEY MELISSA & MALONEY	MCCASTLE TODD B & NICOLE I	0	04/04/2019	QC	21-NOT USED/OTHER	1169:0004	PROPERTY TRANSFER	66.7
PRESLEY MELISSA A	PRESLEY MELISSA & MALONEY	0	11/28/2018	QC	21-NOT USED/OTHER	1167:2432	DEED	66.0
MOLONEY MICHAEL L	PRESLEY MELISSA A	0	11/02/2018	QC	21-NOT USED/OTHER	1167:1821	PROPERTY TRANSFER	100.0

Property Address

140 CHURCH ST

Owner's Name/Address

MCCASTLE TODD B & NICOLE L
140 CHURCH ST
HOUGHTON LAKE MI 48629

Tax Description

L-1056 P-1401-1403 234 140 CHURCH ST LOT 22 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	07/20/2012	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1235	74	5,630
Total Estimated Land Improvements True Cash Value =				5,630

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	65,700	101,700			69,054C
2024	27,000	64,500	91,500			66,978C
2023	25,500	56,600	82,100			63,789C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 936 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 31
Floor Area: 936
Total Base New : 155,092 E.C.F.
Total Depr Cost: 107,016 X 1.143
Estimated T.C.V: 122,319

(16) Porches/Decks

Area	Type
288	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	936		
			Total:	107,927	74,471
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			288	17,585	12,134
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	13,656
Common Wall: 1 Wall			1	-2,045	-1,411
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
Fireplaces					
Wood Stove			1	2,149	1,483
			Totals:	155,092	107,016

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 122,319

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

Parcel Number: 72006-220-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11318 W SHORE & CHURCH	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
FOSTER DONALD N 22180 ALEXANDER ST CLAIR SHORES MI 48081-3105	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	40.00	150.00	1.0000	1.0000	1200	100		48,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	48,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	188	46	569
D/W/P: 3.5 Concrete	6.58	48	71	224
D/W/P: 3.5 Concrete	6.58	55	71	257
Wood Frame/Conc.	31.04	220	71	4,849
Total Estimated Land Improvements True Cash Value =				5,899

Public Improvements

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

Topography of Site

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

Tax Description

L-978 P-496 (L-379 P-481) 234 LOT 23 GOLDEN BEACH.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	24,000	66,800	90,800			49,383C
2024	18,000	65,400	83,400			47,899C
2023	17,000	57,600	74,600			45,619C

Who	When	What
MH	11/10/2017	INSPECTED
DMG	09/07/2010	INSPECTED

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

Building Type

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

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1015 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 42
Floor Area: 1,015
Total Base New : 182,032 E.C.F.
Total Depr Cost: 108,139 X 1.143
Estimated T.C.V: 123,603

(16) Porches/Decks

Area	Type
350	CGEP (1 Story)
30	CPP

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1015 SF Floor Area = 1015 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,015			
			Total:	139,189	80,730	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			350	19,121	11,090	
CPP			30	835	484	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			576	12,799	9,983	*7
Water/Sewer						
Public Sewer			1	1,494	867	
Water Well, 150 Feet			1	8,594	4,985	
			Totals:	182,032	108,139	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 123,603

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

Parcel Number: 72006-220-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAY LEONARD P	PRAY NORA J	0	08/23/2017	QC	21-NOT USED/OTHER	1163:1811	PROPERTY TRANSFER	50.0

Property Address

11330 WEST SHORE DR

Owner's Name/Address

PRAY NORA J
11330 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-654 P-351 234 11330 W SHORE DRLOT 24 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/04/1996

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	03/30/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	70	24	277
D/W/P: 3.5 Concrete	6.58	981	74	4,777
Total Estimated Land Improvements True Cash Value =				5,054

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	106,700	142,700			87,445C
2024	27,000	104,500	131,500			84,816C
2023	25,500	92,200	117,700			80,778C

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

Building Type

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

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1014 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 31
Floor Area: 1,638
Total Base New : 256,969 E.C.F.
Total Depr Cost: 177,308 X 1.143
Estimated T.C.V: 202,663

(16) Porches/Decks

Area	Type
240	CGEP (1 Story)
36	CCP (1 Story)
114	WCP (1 Story)
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 741
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1014 SF Floor Area = 1638 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	390		
2 Story	Siding	Slab	624		
			Total:	189,952	131,066
Other Additions/Adjustments					
Exterior					
Stone Veneer			138	5,238	3,614
Plumbing					
3 Fixture Bath			1	4,646	3,206
Porches					
CGEP (1 Story)			240	14,186	9,788
CCP (1 Story)			36	1,157	798
WCP (1 Story)			114	5,295	3,654
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			741	26,691	18,417
Common Wall: 1/2 Wall			1	-1,106	-763
Water/Sewer					
Public Sewer			1	1,494	1,031
Water Well, 150 Feet			1	8,594	5,930
Deck					
Treated Wood			18	822	567
			Totals:	256,969	177,308

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 202,663

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

Parcel Number: 72006-220-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILBER SHELLY ANN	REID JOEL & CRYSTEL	100,000	04/09/2018	WD	03-ARM'S LENGTH	1165:1465	PROPERTY TRANSFER	100.0
WILBER MARY ELLEN & SHELLY	WILBER SHELLY ANN	0	07/07/2015	QC	21-NOT USED/OTHER	1151-1416	PROPERTY TRANSFER	0.0

Property Address

11340 WEST SHORE DR

Owner's Name/Address

REID JOEL & CRYSTEL
24409 STAR VALLEY DR
SAINT CLAIR SHORES MI 48080

Tax Description

L-1008 P-1993 (L-485 P-324) 234 11340 W SHORE DR LOT 25 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/19/2024	PB24-0042	OPEN PARTI
Res. Add/Alter/Repair	12/14/2023	PB23-0512	COMPLETE
Res. Add/Alter/Repair	08/07/2023	PB23-0316	COMPLETE

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who When What

QT 11/15/2024 INSPECTED
QT 11/05/2018 INSPECTED
DMG 09/07/2010 INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	612	47	1,772
Wood Frame	26.25	96	47	1,184
Total Estimated Land Improvements True Cash Value =				2,956

Work Description for Permit PB24-0042, Issued 03/19/2024: REMODEL OF 1200 SQUARE FEET DWELLING.
Work Description for Permit PB23-0512, Issued 12/14/2023: RE-ROOF W/NEW TRUSSES. MUST SEND IN PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.
Work Description for Permit PB23-0316, Issued 08/07/2023: FOUNDATION REPAIR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	44,300	80,300			58,677C
2024	27,000	49,600	76,600			60,973C
2023	25,500	43,500	69,000			58,070C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	2024

Condition: Average
Part. Construct.: 55%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1216 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 24
Floor Area: 1,216
Total Base New : 174,732 E.C.F.
Total Depr Cost: 132,797 X 1.143
Estimated T.C.V: 151,787

(16) Porches/Decks

Area	Type
288	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
			Total:	139,657	106,140
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			288	14,204	10,795
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			396	15,270	11,605
Common Wall: 2 Wall			1	-4,084	-3,104
Water/Sewer					
Public Sewer			1	1,326	1,008
Water Well, 150 Feet			1	8,359	6,353
			Totals:	174,732	132,797

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 151,787
55% Completed => Est. True Cash Value 2026 =

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

Parcel Number: 72006-220-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11352 W SHORE DR & CENTER	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SHOWERS DOUGLAS O & KAY A TRUST 1769 NOBLE ROAD WILLIAMSTON MI 48895	2026 Est TCV Tentative					

X Improved | Vacant

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

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

Tax Description

L-545 P-353 234 LOT 26 GOLDEN BEACH.

Comments/Influences

Who	When	What
QT	04/05/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	9	74	44
Total Estimated Land Improvements True Cash Value =				44

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	79,700	115,700			69,602C
2024	27,000	78,300	105,300			67,510C
2023	25,500	68,700	94,200			64,296C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1282 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 29
Floor Area: 1,282
Total Base New : 190,901 E.C.F.
Total Depr Cost: 135,541 X 1.143
Estimated T.C.V: 154,923

(16) Porches/Decks

Area	Type
120	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 324
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1282 SF Floor Area = 1282 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,282		
			Total:	166,058	117,902
Other Additions/Adjustments					
Deck					
Treated Wood			120	2,947	2,092
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			324	15,134	10,745
Common Wall: 1.5 Wall			1	-3,326	-2,361
Water/Sewer					
Public Sewer			1	1,494	1,061
Water Well, 150 Feet			1	8,594	6,102
			Totals:	190,901	135,541

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 154,923

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

Parcel Number: 72006-220-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		139,900	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

149 SIEBERT DR & CENTER

Owner's Name/Address

WILSON DANIEL J & NADINE R
13513 PATRICK DR
LINDEN MI 48451

Tax Description

234 L-939 P-1771 (L-665 P-3) LOT 27 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/05/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.68	88	74	435
D/W/P: 3.5 Concrete	6.68	306	74	1,513
D/W/P: 3.5 Concrete	6.68	96	74	474
Total Estimated Land Improvements True Cash Value =				2,422

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	66,200	102,200			62,710C
2024	27,000	64,000	91,000			60,825C
2023	25,500	56,100	81,600			57,929C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 936 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 36
Floor Area: 936
Total Base New : 172,056 E.C.F.
Total Depr Cost: 110,115 X 1.143
Estimated T.C.V: 125,861

(16) Porches/Decks

Area	Type
88	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 725
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	936		
			Total:	128,324	82,126
Other Additions/Adjustments					
Garages					
Class: C Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			725	26,426	16,913
Water/Sewer					
Public Sewer			1	1,515	970
Water Well, 150 Feet			1	8,716	5,578
Fireplaces					
Interior 1 Story			1	5,414	3,465
Deck					
w/Roof (Roof portion)			88	1,661	1,063
			Totals:	172,056	110,115

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 125,861

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

Parcel Number: 72006-220-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN PETER P & ANDREA L	POLENT GREG & DZWONEK CHEI	82,500	04/13/2017	WD	03-ARM'S LENGTH	1162:480	PROPERTY TRANSFER	100.0
AVERY JOYCE E	KLEIN PETER P & ANDREA L	62,000	07/25/2014	WD	03-ARM'S LENGTH	1141-1752	OTHER	100.0

Property Address

145 SIEBERT DR

Owner's Name/Address

POLENT GREG & DZWONEK CHERYL
1434 ELMHURST
CANTON MI 48187

Tax Description

L-809 P-101 234 LOT 28 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/11/2025	PB25-0182	INSPECT
ADDITION	05/30/2025	LU25-4760	INSPECT

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.90	32	49	547
Total Estimated Land Improvements True Cash Value =				547

Work Description for Permit PB25-0182, Issued 06/11/2025: 22 X 36 = 1584 SQUARE FEET TWO- STORY GARAGE FOR STORAGE. LAND USE DATED 5/30/25 #4760. ROSCOMMON SOIL EROSION DATED 6/5/25 #4451.
Work Description for Permit LU25-4760, Issued 05/30/2025: 27X28 ADDITION TO DWELLING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	42,600	78,600			54,409C
2024	27,000	41,700	68,700			52,774C
2023	25,500	36,300	61,800			50,261C

Who	When	What
QT	04/05/2021	INSPECTED
DMG	09/07/2010	INSPECTED

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 816
Total Base New : 113,689 E.C.F.
Total Depr Cost: 71,623 X 1.143
Estimated T.C.V: 81,865

(16) Porches/Decks

Area	Type
28	WCP (1 Story)
140	Treated Wood

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	98,816	62,254
Other Additions/Adjustments					
Porches					
WCP (1 Story)			28	1,981	1,248
Deck					
Treated Wood			140	3,207	2,020
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	113,689	71,623

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 81,865

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

Parcel Number: 72006-220-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELCH KARL THOMAS	THOMPSON DARREL	65,000	03/28/2014	WD	03-ARM'S LENGTH	1138/578	OTHER	100.0
		179,000	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

141 SIEBERT DR

Owner's Name/Address

THOMPSON DARREL
9062 W OAKLAND
LAKE CITY MI 49651

Tax Description

L-993 P-659 (L-535 P-53) 234 141 SIEBERT LOT 29 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/05/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	76.00	150.00	1.0000	1.0000	1200	100		91,200
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	91,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	952	74	4,635
Wood Frame/Conc.	41.66	64	73	1,946
Total Estimated Land Improvements True Cash Value =				6,581

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	45,600	67,100	112,700			70,898C
2024	34,200	65,900	100,100			68,767C
2023	32,300	57,800	90,100			65,493C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 26
Floor Area: 768
Total Base New : 145,930 E.C.F.
Total Depr Cost: 107,988 X 1.143
Estimated T.C.V: 123,430

(16) Porches/Decks

Area	Type
160	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 312
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	768		
			Total:	102,147	75,588
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			160	10,618	7,857
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	14,531
Common Wall: 1/2 Wall			1	-1,106	-818
Water/Sewer					
Public Sewer			1	1,494	1,106
Water Well, 150 Feet			1	8,594	6,360
Carports					
Aluminum			312	4,546	3,364
			Totals:	145,930	107,988

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 123,430

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

Parcel Number: 72006-220-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANN DEBORAH A	NOLAN KEISHA & RONALD J	430,000	10/01/2024	WD	03-ARM'S LENGTH	1188:990	PROPERTY TRANSFER	100.0
MANN JEFFREY	MANN DEBORAH A	228,000	02/22/2023	WD	09-FAMILY	1183:1282	PROPERTY TRANSFER	100.0
PRO MASONRY INC	MANN JEFFREY	0	02/02/2023	QC	21-NOT USED/OTHER	1183:1081	DEED	100.0
WELCH RENEE MICHELE	PRO MASONRY INC	40,000	06/19/2020	WD	03-ARM'S LENGTH	1172:2384	PROPERTY TRANSFER	100.0

Property Address

139 SIEBERT DR

Owner's Name/Address

NOLAN KEISHA & RONALD J
52229 BLUE BELL DR
SHELBY TOWNSHIP MI 48316

Tax Description

L-993 P-659 (L-715 P-368) 234 LOT 30 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	05/24/2025	LU25-4755	INSPECT
Res. Add/Alter/Repair	06/27/2022	PB22-0165	COMPLETE

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/29/2022	INSPECTED
QT	11/01/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	74.00	150.00	1.0000	1.0000	1200	100		88,800
74 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	88,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1490	95	9,314
Total Estimated Land Improvements True Cash Value =				9,314

Work Description for Permit LU25-4755, Issued 05/24/2025: 10X12 SHED
Work Description for Permit PB22-0165, Issued 06/27/2022: RESIDENTIAL 1152 SQUARE FEET DWELLING; 352 SQUARE FEET GARAGE; 96 SQUARE FEET COVERED PORCH. FOOTINGS REQUIRED TO BE 42" BELOW GRADE IF POSSIBLE. LAKE TOWNSHIP LAND USE DATED 6/10/22 #4499, ROSCOMMON COUNTY SOIL EROSION DATED 6/10/22 #4115, SEWER DATED 6/10/22 #7897, WELL DATED 6/23/22 JPHS-CFGRC8.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	44,400	148,500	192,900			192,900S
2024	33,300	132,000	165,300			165,300S
2023	31,500	68,300	99,800			92,152C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1184 S.F.
Slab: 320 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal		Elec. Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 1
Floor Area: 1,504
Total Base New : 248,165 E.C.F.
Total Depr Cost: 245,679 X 1.143
Estimated T.C.V: 280,811

(16) Porches/Decks

Area	Type
90	CCP (1 Story)
504	CCP (1 Story)

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1504 SF Floor Area = 1504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,184		
1 Story	Siding	Slab	320		
			Total:	215,445	213,286

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	4,600
2 Fixture Bath	1	3,108	3,077
Porches			
CCP (1 Story)	90	2,560	2,534
CCP (1 Story)	504	12,318	12,195
Water/Sewer			
Public Sewer	1	1,494	1,479
Water Well, 150 Feet	1	8,594	8,508
	Totals:	248,165	245,679

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 280,811

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

Parcel Number: 72006-220-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEROW MATTHEW W & LORI A	HENNIKA BILLI J & JOSHUA N	257,900	03/24/2023	WD	03-ARM'S LENGTH	1183:2376	PROPERTY TRANSFER	100.0
MANN DEBORAH	GEROW MATTHEW W & LORI A	225,000	05/13/2022	WD	03-ARM'S LENGTH	1181:556	PROPERTY TRANSFER	100.0
PRO MASONRY INC	MANN DEBORAH	180,000	11/12/2020	WD	03-ARM'S LENGTH	1174:1610	PROPERTY TRANSFER	100.0
ROBERTS GERALDINE M REVOC	PRO MASONRY INC	180,000	06/19/2020	WD	03-ARM'S LENGTH	1172:2385	PROPERTY TRANSFER	100.0

Property Address

137 SIEBERT DR

Owner's Name/Address

HENNIKA BILLI J & JOSHUA N
1650 FETTING RD
CARSONVILLE MI 48419

Tax Description

L-732 P-86 234 137 SIEBERT LOT 31 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
PORCH	05/09/2025	LU25-4748	INSPECT
Res. Add/Alter/Repair	06/10/2022	LU22-4499	CANCELED

X Improved | Vacant

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

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

Who	When	What
QT	05/11/2023	INSPECTED
QT	11/01/2022	INSPECTED
QT	12/02/2020	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	300	95	1,875
D/W/P: Asphalt Paving	3.10	701	74	1,608
Wood Frame	28.00	120	74	2,486
Total Estimated Land Improvements True Cash Value =				5,969

Work Description for Permit LU25-4748, Issued 05/09/2025: 15X25 ROOF OVER EXISTING CONCRETE
Work Description for Permit LU22-4499, Issued 06/10/2022: NEW DWELLING. SKETCH ON FILE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	74,100	110,100			102,996C
2024	27,000	72,900	99,900			99,900S
2023	25,500	70,000	95,500			95,500S

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	2018

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 704 S.F.
Slab: 200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 20
Floor Area: 904
Total Base New : 150,100 E.C.F.
Total Depr Cost: 120,645 X 1.143
Estimated T.C.V: 137,897

(16) Porches/Decks

Area	Type
364	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 904 SF Floor Area = 904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	704			
1 Story	Siding	Slab	200			
			Total:	124,617	99,693	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			308	14,636	11,709	
Common Wall: 1 Wall			1	-2,219	-1,775	
Water/Sewer						
Public Sewer			1	1,494	1,195	
Water Well, 150 Feet			1	8,594	6,875	
Porches						
4in Concrete			364	2,978	2,948	*9
			Totals:	150,100	120,645	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 137,897

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

Parcel Number: 72006-220-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAZQUEZ JANICE M		0	09/13/2023	OTH	07-DEATH CERTIFICATE	1185:1738	OTHER	0.0
VAZQUEZ EDWARD G & JANICE	VAZQUEZ EDWARD G & JANICE	0	03/07/2017	QC	09-FAMILY	1161:1454	PROPERTY TRANSFER	0.0

Property Address

133 SIEBERT DR

Owner's Name/Address

VAZQUEZ EDWARD G [LE]
2154 MAPLEHURST DR
WALLED LAKE MI 48390

Tax Description

L-535 P-38 234 LOT 32 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/05/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	685	74	3,335
Wood Frame	32.30	80	74	1,912
Total Estimated Land Improvements True Cash Value =				5,247

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	69,300	105,300			65,012C
2024	27,000	68,000	95,000			63,058C
2023	25,500	59,800	85,300			60,056C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1088 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 37
Floor Area: 1,088
Total Base New : 179,506 E.C.F.
Total Depr Cost: 113,089 X 1.143
Estimated T.C.V: 129,261

(16) Porches/Decks

Area	Type
40	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1088 SF Floor Area = 1088 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,088		
			Total:	143,942	90,684
Other Additions/Adjustments					
Porches					
WCP (1 Story)			40	2,720	1,714
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	18,462	11,631
Common Wall: 1 Wall			1	-2,219	-1,398
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	179,506	113,089

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 129,261

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

Parcel Number: 72006-220-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COVA JOHN C & SUSAN	COVA JOHN C & SUSAN M [LE]	0	10/02/2022	QC	15-LADY BIRD	1182:2166	DEED	0.0
SIMMON DAVID W & MICHELLE	COVA JOHN C & SUSAN	172,000	04/16/2019	WD	03-ARM'S LENGTH	1169:325	PROPERTY TRANSFER	100.0
GIEGLER MARK C & ROSEANN M	SIMMON DAVID W & MICHELLE	150,000	08/19/2016	WD	03-ARM'S LENGTH	1159-2399	PROPERTY TRANSFER	100.0
GIEGLER MARK C & ROSEANN M	GIEGLER MARK C & ROSEANN	0	05/06/2016	QC	09-FAMILY	1159-0231	PROPERTY TRANSFER	0.0

Property Address

129 SIEBERT DR

Owner's Name/Address

COVA JOHN C & SUSAN M [LE]
375 W EVELYN
HAZEL PARK MI 48030

Tax Description

L-886 P-172 (L-817 P-3) 234 LOT 33 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/19/2023	PB23-0274	COMPLETE
Res. Add/Alter/Repair	10/13/2022	PB22-0428	COMPLETE

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	783	76	3,916
D/W/P: 5in Ren. Conc.	8.94	264	94	2,218
Total Estimated Land Improvements True Cash Value =				6,134

Work Description for Permit PB23-0274, Issued 07/19/2023: 192 SQ FT COVER OVER EXISTING DECK: LAKE TOWNSHIP LAND USE PERMIT #4596.
Work Description for Permit PB22-0428, Issued 10/13/2022: 12 X 16 = 192 SQUARE FEET RESIDENTIAL DECK. LAKE TOWNSHIP LAND USE DATED 10/7/22 #4542. SOIL EROSION DATED 10/10/22.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	85,400	121,400			81,732C
2024	27,000	84,000	111,000			79,275C
2023	25,500	66,000	91,500			66,643C

Who	When	What
QT	11/15/2024	INSPECTED
QT	11/13/2023	INSPECTED
QT	09/12/2023	INSPECTED

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 176 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 31
Floor Area: 1,296
Total Base New : 192,701 E.C.F.
Total Depr Cost: 140,171 X 1.143
Estimated T.C.V: 160,216

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	928			
1 Story	Siding	Slab	176			
1 Story	Siding	Crawl Space	192			*9
			Total:	170,449	124,817	

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	336	15,490	10,688
Common Wall: 1.5 Wall	1	-3,326	-2,295
Water/Sewer			
Public Sewer	1	1,494	1,031
Water Well, 150 Feet	1	8,594	5,930
	Totals:	192,701	140,171

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 160,216

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

Parcel Number: 72006-220-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUSSEX SHIRLEY A ESTATE	FOLKERTH KAREN & SUSSEX AR	0	05/31/2019	OTH	09-FAMILY	1169:1725	PROPERTY TRANSFER	0.0

Property Address

SIEBERT DR

Owner's Name/Address

FOLKERTH KAREN & SUSSEX ARTHUR &
1201 OAKWOOD AVE
DAYTON OH 45419

Tax Description

234 LOT 34 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	660	74	3,009
Total Estimated Land Improvements True Cash Value =				3,009

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	10,400	46,400			27,521C
2024	27,000	10,200	37,200			26,694C
2023	25,500	9,200	34,700			25,423C

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many	Large
Avg.	Avg.
Few	Small

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

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall	Plaster
Paneled	Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

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

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures: Ex. | Ord. | Min

No. of Elec. Outlets: Many | Ave. | Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 4
Floor Area: 0
Total Base New : 15,942 E.C.F.
Total Depr Cost: 15,304 X 1.143
Estimated T.C.V: 17,492

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			352	15,942	15,304
			Totals:	15,942	15,304

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 17,492

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

Parcel Number: 72006-220-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUSSEX SHIRLEY A ESTATE	FOLKERTH KAREN & SUSSEX AR	0	05/31/2019	WD	09-FAMILY	1169:1724	PROPERTY TRANSFER	0.0

Property Address

121 SIEBERT DR

Owner's Name/Address

FOLKERTH KAREN & SUSSEX ARTHUR J &
ZIMMERMAN HELEN S
1201 OAKWOOD AVE
DAYTON OH 45419

Tax Description

234 LOT 35 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	06/17/2011	-110077	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	06/16/2011	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	102.00	150.00	1.0000	1.0000	3400	100		346,800
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	346,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	24.94	60	74	1,107
Fencing: Gates, Mesh, 10'	953.43	2	74	1,411
D/W/P: 3.5 Concrete	6.58	1917	71	8,956
D/W/P: Brick on Sand	18.02	365	74	4,867
Total Estimated Land Improvements True Cash Value =				16,341

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	173,400	174,100	347,500			214,276C
2024	163,200	166,600	329,800			207,834C
2023	142,800	135,400	278,200			197,938C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 22
Floor Area: 2,176
Total Base New : 323,821 E.C.F.
Total Depr Cost: 252,581 X 1.283
Estimated T.C.V: 324,061

(16) Porches/Decks

Area	Type
36	CCP (1 Story)
36	CPP
295	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 688
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2176 SF Floor Area = 2176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,176		
			Total:	272,262	212,365
Other Additions/Adjustments					
Exterior					
Brick Veneer			342	5,879	4,586
Plumbing					
3 Fixture Bath			1	4,646	3,624
Porches					
CCP (1 Story)			36	1,157	902
CPP			36	962	750
Deck					
Treated Wood			295	5,342	4,167
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			688	25,332	19,759
Common Wall: 2 Wall			1	-4,439	-3,462
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Fireplaces					
Prefab 1 Story			1	2,592	2,022
			Totals:	323,821	252,581

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 324,061

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

Parcel Number: 72006-220-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORDUE RANDAL S	BECK DANIEL & CATHERINE	312,000	04/08/2016	WD	03-ARM'S LENGTH	1158-1911	PROPERTY TRANSFER	100.0
MORDUE, RNDAL S.	MORDUE, RANDAL	235,000	02/20/2013	WD	03-ARM'S LENGTH	1124/2614	OTHER	100.0

Property Address

126 SIEBERT DR

Owner's Name/Address

BECK DANIEL & CATHERINE
7333 VENTURI DR
WASHINGTON MI 48094-1912

Tax Description

234 L-535 P-570 LOT 36 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	06/16/2011	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	88.00	150.00	1.0000	1.0000	3400	100		299,200
88 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	299,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	834	82	5,191
D/W/P: Brick on Sand	21.66	412	74	6,604
Total Estimated Land Improvements True Cash Value =				11,795

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	149,600	189,400	339,000			219,565C
2024	140,800	181,100	321,900			212,964C
2023	123,200	146,800	270,000			202,823C

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

Building Type

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

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Vaulted

(7) Excavation

Basement: 0 S.F.
Crawl: 1176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 22
Floor Area: 2,034
Total Base New : 357,070 E.C.F.
Total Depr Cost: 278,515 X 1.283
Estimated T.C.V: 357,335

(16) Porches/Decks

Area	Type
42	CCP (1 Story)
307	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 624
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 2034 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	728		
1+ Story	Siding	Crawl Space	448		
0.5 Story	Siding	Overhang	624		
			Total:	285,628	222,791
Other Additions/Adjustments					
Exterior					
Brick Veneer			308	6,311	4,923
Plumbing					
3 Fixture Bath			1	6,832	5,329
Porches					
CCP (1 Story)			42	1,654	1,290
Deck					
Treated Wood			307	5,812	4,533
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	31,125	24,277
Storage Over Garage			624	11,213	8,746
Common Wall: 1 Wall			1	-2,651	-2,068
Water/Sewer					
Public Sewer			1	1,914	1,493
Water Well, 150 Feet			1	9,232	7,201
			Totals:	357,070	278,515

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 357,335

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

Parcel Number: 72006-220-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOJNOWSKI SOPHIE ETAL	HOJNOWSKI JOSEPH & WANDA C	140,000	07/14/2014	WD	21-NOT USED/OTHER	1143-1351	PROPERTY TRANSFER	100.0

Property Address

128 SIEBERT DR

Owner's Name/Address

HOJNOWSKI JOSEPH & WANDA C
13637 GREENVIEW AVE
BATON ROUGE LA 70816

Tax Description

L-288 P-450 234 LOT 37 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	216	49	652
Metal Prefab	17.42	80	49	683
Total Estimated Land Improvements True Cash Value =				1,335

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	54,600	156,600			102,517C
2024	96,000	52,100	148,100			99,435C
2023	84,000	41,600	125,600			94,700C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 36
Floor Area: 768
Total Base New : 127,426 E.C.F.
Total Depr Cost: 81,553 X 1.283
Estimated T.C.V: 104,632

(16) Porches/Decks

Area	Type
8	CCP (1 Story)
200	Treated Wood
24	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 452
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	59,977
Other Additions/Adjustments					
Deck					
Treated Wood			200	4,036	2,583
w/Roof (Roof portion)			24	496	317
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			452	16,724	10,703
Common Wall: 1 Wall			1	-2,045	-1,309
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			99	4,440	2,842
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Porches					
CCP (1 Story)			8	377	241
			Totals:	127,426	81,553

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 104,632

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

Parcel Number: 72006-220-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROCHAZKA M BEAUTON	PASSINI TRISHA	0	05/17/2013	QC	21-NOT USED/OTHER	1130/1330	OTHER	100.0

Property Address

130 SIEBERT DR

Owner's Name/Address

PASSINI TRISHA
1657 BERKLEY DR
HOLT MI 48842

Tax Description

L-372 P-241 234 LOT 38 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	520	49	1,569
D/W/P: 3.5 Concrete	6.16	12	49	36
D/W/P: 3.5 Concrete	6.16	12	49	36
Total Estimated Land Improvements True Cash Value =				1,641

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	51,200	153,200			99,898C
2024	96,000	48,900	144,900			96,895C
2023	84,000	39,000	123,000			92,281C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 768
Total Base New : 120,832 E.C.F.
Total Depr Cost: 76,122 X 1.283
Estimated T.C.V: 97,665

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	59,038

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	17,434	10,983
Water/Sewer			
Public Sewer	1	1,326	835
Water Well, 150 Feet	1	8,359	5,266
	Totals:	120,832	76,122

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 97,665

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

Parcel Number: 72006-220-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENRYS KENNETH G & ARLENE	HENRYS STEVEN J & THERESA	0	09/11/2020	QC	21-NOT USED/OTHER	1174:0472	PROPERTY TRANSFER	100.0
HENRYS ARLENE R		0	10/06/2005	OTH	07-DEATH CERTIFICATE	1174:471	OTHER	0.0

Property Address

134 SIEBERT DR

Owner's Name/Address

HENRYS STEVEN J & THERESA M TRUST
12919 W STATE RD
GRAND LEDGE MI 48837

Tax Description

L-961 P-473 (L-279 P-187) 234 LOT 39 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	74	73
D/W/P: 3.5 Concrete	6.16	6	74	27
D/W/P: 3.5 Concrete	6.16	416	74	1,897
Wood Frame	32.43	56	49	890
Total Estimated Land Improvements True Cash Value =				2,887

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	69,800	171,800			115,068C
2024	96,000	66,500	162,500			111,609C
2023	84,000	53,300	137,300			106,295C

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1025 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 36
Floor Area: 1,025
Total Base New : 161,427 E.C.F.
Total Depr Cost: 103,315 X 1.283
Estimated T.C.V: 132,553

(16) Porches/Decks

Area	Type
160	CGEP (1 Story)
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1025 SF Floor Area = 1025 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,025		
			Total:	120,493	77,116
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,470
Porches					
CGEP (1 Story)			160	9,418	6,028
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	11,158
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Deck					
Treated Wood			12	537	344
			Totals:	161,427	103,315

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 132,553

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

Parcel Number: 72006-220-040-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		220,000	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

140 SIEBERT DR

Owner's Name/Address

DELANEY GARY A & SUSAN M
8760 N RIVER RD
FREELAND MI 48623

Tax Description

L-1017 P-2495 (L-334 P-508) 234 140 SIEBERT LOT 40 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/03/2014	253	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	568	74	2,765
Wood Frame/Conc.	35.42	100	79	2,798
Total Estimated Land Improvements True Cash Value =				5,563

Work Description for Permit 253, Issued 10/03/2014: 968 SQ FT ONE STORY ADDITION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	124,400	226,400			126,113C
2024	96,000	118,800	214,800			122,322C
2023	84,000	95,900	179,900			116,498C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1424 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 21
Floor Area: 1,424
Total Base New : 233,475 E.C.F.
Total Depr Cost: 184,445 X 1.283
Estimated T.C.V: 236,643

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
32	CCP (1 Story)
96	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1424 SF Floor Area = 1424 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,424		
			Total:	182,514	144,186
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,670
Porches					
WGEP (1 Story)			144	12,210	9,646
CCP (1 Story)			32	1,048	828
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	15,513
Common Wall: 1 Wall			1	-2,219	-1,753
Water/Sewer					
Public Sewer			1	1,494	1,180
Water Well, 150 Feet			1	8,594	6,789
Fireplaces					
Direct-Vented Gas			1	3,021	2,387
Deck					
Composite			96	2,530	1,999
			Totals:	233,475	184,445

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 236,643

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

Parcel Number: 72006-220-041-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TORBET WILLIAM M	DRZEWIECKI, P.A. & J.J.	170,000	06/17/2011	WD	03-ARM'S LENGTH	1104/2523	OTHER	100.0

Property Address

144 SIEBERT DR

Owner's Name/Address

DRZEWIECKI PA & JJ
1948 TRINITY LANE
JACKSON MI 49201

Tax Description

L-242 P-309 234 LOT 41 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/07/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	876	74	3,993
Wood Frame	34.90	25	49	428
Total Estimated Land Improvements True Cash Value =				4,421

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	81,400	183,400			106,533C
2024	96,000	77,600	173,600			103,330C
2023	84,000	62,500	146,500			98,410C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1296 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 36
Floor Area: 1,296
Total Base New : 187,383 E.C.F.
Total Depr Cost: 119,926 X 1.283
Estimated T.C.V: 153,865

(16) Porches/Decks

Area	Type
120	WGEP (1 Story)
112	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 324
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,296		
			Total:	147,535	94,424
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,470
Porches					
WGEP (1 Story)			120	10,002	6,401
Deck					
Treated Wood			112	2,728	1,746
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			324	13,469	8,620
Common Wall: 1 Wall			1	-2,045	-1,309
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Fireplaces					
Wood Stove			1	2,149	1,375
			Totals:	187,383	119,926

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 153,865

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

Parcel Number: 72006-220-042-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRACASSA ANNA M & FILIP H	IRA SERVICES TRUST CO	70,000	07/06/2012	WD	21-NOT USED/OTHER	1117/1816	OTHER	100.0
		110,000	09/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

SIEBERT DR

Owner's Name/Address

IRA SERVICES TRUST CO
CFBO JILL M JACOBS
202 SIEBERT DR
HOUGHTON LAKE MI 48629-9752

Tax Description

L-854 P-212 (L-323 P-677) 234 LOT 42 GOLDEN BEACH.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	0	102,000			72,792C
2024	96,000	0	96,000			70,604C
2023	84,000	0	84,000			67,242C

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

Parcel Number: 72006-221-043-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	JACOBS JILL M	350,500	09/01/2021	QC	13-GOVERNMENT	1178:0218	DEED	100.0
JACOBS JILL M	COUNTY OF ROSCOMMON	0	02/02/2021	OTH	10-FORECLOSURE	1176:1423	OTHER	0.0
FEDERAL NATIONAL MORTGAGE	JACOBS JILL M	194,413	03/16/2018	OTH	21-NOT USED/OTHER	1165:1012	PROPERTY TRANSFER	0.0
JACOBS JILL M	FEDERAL NATIONAL MORTGAGE	190,378	09/29/2017	SD	10-FORECLOSURE	1163:2224	PROPERTY TRANSFER	0.0

Property Address

202 SIEBERT DR

Owner's Name/Address

JACOBS JILL M
202 SIEBERT DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-850 P-184 LOT 43 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2581	74	11,765
D/W/P: Brick on Sand	16.54	100	74	1,224
Metal Prefab	15.10	120	59	1,069
Total Estimated Land Improvements True Cash Value =				14,058

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	116,200	218,200			161,862C
2024	96,000	111,000	207,000			156,996C
2023	84,000	90,200	174,200			149,520C

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1950 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 36
Floor Area: 1,950
Total Base New : 259,024 E.C.F.
Total Depr Cost: 165,774 X 1.283
Estimated T.C.V: 212,688

(16) Porches/Decks

Area	Type
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1950 SF Floor Area = 1950 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,950		
			Total:	215,860	138,150
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,470
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	11,158
Common Wall: 2 Wall			1	-4,084	-2,614
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	15,360	9,830
Common Wall: 1 Wall			1	-2,045	-1,309
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Fireplaces					
Wood Stove			1	2,149	1,375
Deck					
Treated Wood			18	805	515
			Totals:	259,024	165,774

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 212,688

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

Parcel Number: 72006-221-044-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLOAR PATRICIA J		0	12/29/2010	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0
CLOAR PATRICIA J	CLOAR PATRICIA J &	0	03/13/2006	QC	21-NOT USED/OTHER	1105:1600	DEED	0.0
CLOAR NORMAN D SR		0	11/29/2004	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0

Property Address
204 SIEBERT DR

Owner's Name/Address
WINDELLS DEBORAH L & PERRY S
11455 NICHOLS ROAD
BURT MI 48417

Tax Description
L-563 P-587 234 LOT 44 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1207	74	5,877
D/W/P: 3.5 Concrete	6.58	169	89	990
Wood Frame/Conc.	45.83	36	68	1,122
Wood Frame/Conc.	38.19	84	74	2,374
Total Estimated Land Improvements True Cash Value =				10,363

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	119,700	221,700			121,772C
2024	96,000	114,300	210,300			118,111C
2023	84,000	92,600	176,600			112,487C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1746 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 36
Floor Area: 1,746
Total Base New : 271,187 E.C.F.
Total Depr Cost: 173,558 X 1.283
Estimated T.C.V: 222,675

(16) Porches/Decks

Area	Type
480	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1746 SF Floor Area = 1746 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,746		
			Total:	224,740	143,833
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,973
Deck					
Treated Wood			480	7,354	4,707
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,262
Common Wall: 2 Wall			1	-4,439	-2,841
Water/Sewer					
Public Sewer			1	1,494	956
Water Well, 150 Feet			1	8,594	5,500
Fireplaces					
Exterior 1 Story			1	6,513	4,168
			Totals:	271,187	173,558

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 222,675

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

Parcel Number: 72006-221-045-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPAULDING MICHAEL M & DEIR	SMITH RICHARD L & SARAH	497,500	07/19/2023	WD	03-ARM'S LENGTH	1184:2269	PROPERTY TRANSFER	100.0
FANDEL, BRUCE & SANDRA	SPAULDING, MICHAEL & DEIRI	237,900	09/14/2012	WD	03-ARM'S LENGTH	1119/684	OTHER	100.0
SIEBERT ERIC L & GERTRUDE	FANDEL, BRUCE & SANDRA	94,900	05/20/2011	WD	03-ARM'S LENGTH	1104/798	OTHER	100.0

Property Address

206 SIEBERT DR

Owner's Name/Address

SMITH RICHARD L & SARAH
3082 AVONLEA KNOLL WAY
WEBBERVILLE MI 48892

Tax Description

L-611 P-82 234 LOT 45 GOLDEN BEACH ANNEX

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	04/16/2012	1235	COMPLETE
DEMO	07/17/2009	162	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	09/12/2023	INSPECTED
QT	04/07/2021	INSPECTED
DMG	12/04/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1052	74	5,122
Total Estimated Land Improvements True Cash Value =				5,122

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	130,300	232,300			227,335C
2024	96,000	124,500	220,500			220,500S
2023	84,000	100,400	184,400			118,157C

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

Building Type

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

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 18
Floor Area: 1,736
Total Base New : 234,806 E.C.F.
Total Depr Cost: 193,860 X 1.283
Estimated T.C.V: 248,722

(16) Porches/Decks

Area	Type
84	WCP (1 Story)
24	Treated Wood

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 448
% Good: 90
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
0.5 Story	Siding	Overhang	448		
			Total:	198,127	162,464

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	3,810	
Porches				
WCP (1 Story)	84	4,364	3,578	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	448	18,704	16,834	*9
Common Wall: 1 Wall	1	-2,219	-1,997	
Water/Sewer				
Public Sewer	1	1,494	1,225	
Water Well, 150 Feet	1	8,594	7,047	
Deck				
Treated Wood	24	1,096	899	
	Totals:	234,806	193,860	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 248,722

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

Parcel Number: 72006-221-046-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL AMANDA & CHRISTOPHER	SCHAEFER JEFFREY A & KRIST	165,000	02/28/2020	WD	03-ARM'S LENGTH	1171:2345	PROPERTY TRANSFER	100.0
BENHART HARRY J	HALL, AMANDA	86,000	03/08/2012	WD	08-ESTATE	1112/1663	OTHER	100.0

Property Address

208 SIEBERT DR

Owner's Name/Address

SCHAEFER JEFFREY A & KRISTY
526 S HACKER RD
BRIGHTON MI 48114

Tax Description

L-289 P-101 234 LOT 46 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	8	24	55
Fencing: Wd, Split, 2 Rail	15.53	140	24	522
D/W/P: 3.5 Concrete	6.16	285	74	1,299
Metal Prefab	17.42	80	34	474
Total Estimated Land Improvements True Cash Value =				2,350

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	33,800	135,800			96,046C
2024	96,000	32,300	128,300			93,159C
2023	84,000	25,600	109,600			88,723C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 600 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 41
Floor Area: 600
Total Base New : 82,880 E.C.F.
Total Depr Cost: 48,899 X 1.283
Estimated T.C.V: 62,737

(16) Porches/Decks

Area	Type

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
			Total:	73,195	43,185

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,326	782
Water Well, 150 Feet	1	8,359	4,932
Totals:		82,880	48,899

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 62,737

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

Parcel Number: 72006-221-047-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNES MARILYN S & JOHN K	RETHERFORD JESSIE	270,000	07/11/2013	WD	03-ARM'S LENGTH	1131/569	OTHER	100.0

Property Address

210 SIEBERT DR

Owner's Name/Address

RETHERFORD JESSIE
PO BOX 696
HOUGHTON LAKE MI 48629

Tax Description

L-1040 P-2080 (L-962P-908&L-480P-93) 234 LOT 47 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/11/2013
SA: CANAL#4
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/17/2019	PB19-0117	COMPLETE

X Improved | Vacant

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

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

Who	When	What
MH	11/10/2017	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	90.00	150.00	1.0000	1.0000	3400	100		306,000
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	306,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	71	315
D/W/P: Asphalt Paving	2.89	612	71	1,256
D/W/P: 3.5 Concrete	6.16	171	71	748
D/W/P: 3.5 Concrete	6.16	94	71	411
Total Estimated Land Improvements True Cash Value =				2,730

Work Description for Permit PB19-0117, Issued 05/17/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	153,000	76,400	229,400			142,158C
2024	144,000	72,900	216,900			137,884C
2023	126,000	58,600	184,600			131,319C

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

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

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 984 S.F.
Slab: 324 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 39
Floor Area: 1,308
Total Base New : 186,586 E.C.F.
Total Depr Cost: 113,820 X 1.283
Estimated T.C.V: 146,031

(16) Porches/Decks

Area	Type
20	CCP (1 Story)
324	Composite
95	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1308 SF Floor Area = 1308 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	984		
1 Story	Siding	Slab	324		
			Total:	147,529	89,994

Other Additions/Adjustments

Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	396	15,270	9,315
Common Wall: 1.5 Wall	1	-3,068	-1,871
Water/Sewer			
Public Sewer	1	1,326	809
Water Well, 150 Feet	1	8,359	5,099
Fireplaces			
Interior 1 Story	1	4,700	2,867
Porches			
CCP (1 Story)	20	943	575
Deck			
Composite	324	5,832	3,558
Breezeways			
Frame Wall	95	5,695	3,474
	Totals:	186,586	113,820

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 146,031

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

Parcel Number: 72006-221-048-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
207 SIEBERT DR & WEST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA: CANAL#4					
FORESS KENNETH S & NAN L SMITH 2301 LEGEND WOODS DRIVE GRAND LEDGE MI 48837	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	62.00	150.00	1.0000	1.0000	1200	100		74,400
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	74,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	859	74	4,182
Wood Frame	28.50	108	84	2,586
Total Estimated Land Improvements True Cash Value =				6,768

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

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

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	37,200	66,300	103,500			59,645C
2024	27,900	65,200	93,100			57,852C
2023	26,400	57,100	83,500			55,098C

Tax Description

L-525 P-403 234 LOT 48 GOLDEN BEACH ANNEX.

Comments/Influences

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 31
Floor Area: 768
Total Base New : 154,454 E.C.F.
Total Depr Cost: 106,572 X 1.143
Estimated T.C.V: 121,812

(16) Porches/Decks

Area	Type
140	WGEP (1 Story)
180	Treated Wood
165	Treated Wood
28	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	108,214	74,667
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			140	12,022	8,295
Deck					
Treated Wood			180	3,861	2,664
Treated Wood			165	3,650	2,518
Treated Wood			28	1,284	886
Treated Wood			36	1,509	1,041
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	13,826	9,540
Water/Sewer					
Public Sewer			1	1,494	1,031
Water Well, 150 Feet			1	8,594	5,930
			Totals:	154,454	106,572

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 121,812

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

Parcel Number: 72006-221-049-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address
205 SIEBERT DR

Owner's Name/Address
COX LINDA 31875 TRESTAIN FARMINGTON HILLS MI 48336

Tax Description
L-549 P-79 234 205 LAKEVIEW DRIVE 48629 LOT 49 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	24	119
Fencing: Wire Mesh, #11	3.26	100	49	160
D/W/P: 3.5 Concrete	6.58	566	74	2,756
Total Estimated Land Improvements True Cash Value =				3,035

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	70,900	106,900			59,935C
2024	27,000	69,300	96,300			58,133C
2023	25,500	60,900	86,400			55,365C

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 456 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 39
Floor Area: 1,176
Total Base New : 192,457 E.C.F.
Total Depr Cost: 117,398 X 1.143
Estimated T.C.V: 134,186

(16) Porches/Decks

Area	Type
88	CSEP (1 Story)
148	Treated Wood
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 418
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
1 Story	Siding	Slab	456		
			Total:	152,343	92,930
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,834
Porches					
CSEP (1 Story)			88	4,420	2,696
Deck					
Treated Wood			148	3,397	2,072
Treated Wood			60	1,958	1,194
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			418	17,824	10,873
Common Wall: 1 Wall			1	-2,219	-1,354
Water/Sewer					
Public Sewer			1	1,494	911
Water Well, 150 Feet			1	8,594	5,242
			Totals:	192,457	117,398

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 134,186

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

Parcel Number: 72006-221-050-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KILBURN BRYAN S & SARINA C	KILBURN FAMILY LIVING TRUS	0	07/26/2017	QC	21-NOT USED/OTHER	1163:0923	PROPERTY TRANSFER	0.0
SCHAFER MARK D & SHERRY A	KILBURN, BRYAN & SARINA	136,000	10/29/2012	WD	03-ARM'S LENGTH	1121/812	OTHER	100.0
		137,000	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

203 SIEBERT DR

Owner's Name/Address

KILBURN FAMILY LIVING TRUST
327 ROSS DR
MONROE MI 48162

Tax Description

(L-1008P-2028&L-465 P-493) 234 L-1047 P-1637 LOT 50 GOLDEN BEACH ANNEX. 203 SIEBERT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1816	74	8,842
Wood Frame	37.85	48	24	436
Total Estimated Land Improvements True Cash Value =				9,278

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	73,900	109,900			60,406C
2024	27,000	72,400	99,400			58,590C
2023	25,500	63,600	89,100			55,800C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 960 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 31
Floor Area: 960
Total Base New : 169,565 E.C.F.
Total Depr Cost: 116,999 X 1.143
Estimated T.C.V: 133,730

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 288
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	124,819	86,124
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,206
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			572	22,176	15,301
Common Wall: 1 Wall			1	-2,219	-1,531
Water/Sewer					
Public Sewer			1	1,494	1,031
Water Well, 150 Feet			1	8,594	5,930
Fireplaces					
Interior 1 Story			1	5,338	3,683
Carports					
Comp.Shingle			288	4,717	3,255
			Totals:	169,565	116,999

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 133,730

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

Parcel Number: 72006-221-051-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
201 SIEBERT DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/01/2007					
Owner's Name/Address	SA: CANAL#4					
SCHULTZ GARY & LAURA 201 SEIBERT DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Public Improvements

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

Topography of Site

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

Tax Description

L-600 P-344 234 LOT 51 GOLDEN BEACH ANNEX

Comments/Influences

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1140	74	5,551
D/W/P: Brick on Sand	18.02	130	74	1,734
Wood Frame	37.85	48	24	436
Total Estimated Land Improvements True Cash Value =				7,721

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	87,100	123,100			74,351C
2024	27,000	85,300	112,300			72,116C
2023	25,500	75,100	100,600			68,682C

Who	When	What
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X Asphalt Shingle

Chimney:

(3) Roof (cont.)

X Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1264 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

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

Central Air
Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 31
Floor Area: 1,264
Total Base New : 202,481 E.C.F.
Total Depr Cost: 141,157 X 1.143
Estimated T.C.V: 161,342

(16) Porches/Decks

Area	Type
180	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 192
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1264 SF Floor Area = 1264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,264			
			Total:	164,000	113,159	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Porches						
CGEP (1 Story)			180	11,554	7,972	
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
Fireplaces						
Wood Stove			1	2,551	1,760	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			192	9,642	8,099	*8
			Totals:	202,481	141,157	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 161,342

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

Parcel Number: 72006-221-052-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENRY BETTY & JAY	HENRY JAY D & BETTY D FAMI	0	05/28/2024	QC	14-INTO/OUT OF TRUST	1187:1084	DEED	0.0
CENA KEN & KERRY	HENRY BETTY & JAY	65,000	08/24/2023	WD	03-ARM'S LENGTH	1185:442	PROPERTY TRANSFER	100.0
JURN FAMILY LLC	CENA KEN & KERRY	75,000	06/19/2020	WD	16-LC PAYOFF	1172:2601	DEED	0.0
JURN MARGARET B TRUST	JURN FAMILY LLC	0	08/10/2018	QC	21-NOT USED/OTHER	1167:0658	DEED	0.0

Property Address

11366 WEST SHORE DR

Owner's Name/Address

HENRY JAY D & BETTY D FAMILY TRUST
5700 BAYSHORE RD LT 233
PALMETTO FL 34221

Tax Description

L-654 P-655 234 11366 W SHORE DR 48629
LOT 52 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: CANAL#4
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Modular Home	04/08/2024	PB24-0054	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	11/15/2024	INSPECTED
QT	04/07/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	101.00	1.0000	0.8206	1200	100		59,081
60 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	59,081

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	282	99	1,720
D/W/P: 3.5 Concrete	6.16	1773	99	10,813
D/W/P: Patio Blocks	14.27	21	99	297
Total Estimated Land Improvements True Cash Value =				12,830

Work Description for Permit PB24-0054, Issued 04/08/2024: 1040 SQUARE FEET MODULAR HOME. 546 SQUARE FEET GARAGE. 192 SQUARE FEET COVERED PORCH. HOUGHTON LAKE SEWER PERMIT DATED 9/13/23 #R7932. LAKE TOWNSHIP LAND USE DATED 3/14/24 #004643. ROSCOMMON COUNTY SOIL EROSION DATED 3/12/24 #4317.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	29,500	96,600	126,100			110,288C
2024	22,200	0	22,200			22,200S
2023	25,500	0	25,500			22,349C

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

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: MODULAR

Yr Built	Remodeled
2024	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 940 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 1
Floor Area: 940
Total Base New : 155,151 E.C.F.
Total Depr Cost: 153,599 X 1.143
Estimated T.C.V: 175,564

(16) Porches/Decks

Area	Type
188	WCP (1 Story)
12	Treated Wood
282	Roof Cover Onl

(17) Garage

Year Built: 2024
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 559
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MODULAR Cls CD Blt 2024
(11) Heating System: Forced Air w/ Ducts
Ground Area = 940 SF Floor Area = 940 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	940		
			Total:	111,773	110,655
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	3,821
Porches					
WCP (1 Story)			188	6,928	6,859
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			559	19,392	19,198
Common Wall: 1/2 Wall			1	-1,023	-1,013
Water/Sewer					
Public Sewer			1	1,326	1,313
Water Well, 150 Feet			1	8,359	8,275
Deck					
Treated Wood			12	537	532
w/Roof (Roof portion)			282	3,999	3,959
			Totals:	155,151	153,599

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 175,564

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

Parcel Number: 72006-221-053-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POIKE CRAIG S & KATHY A	POIKE CRAIG S & KATHY A [I	0	07/25/2019	QC	15-LADY BIRD	1182:2535	DEED	0.0
MITCHELL RICHARD A & KAYE	POIKE CRAIG S & KATHY A	107,500	09/11/2014	WD	03-ARM'S LENGTH	1143-635	PROPERTY TRANSFER	100.0
		75,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11378 WEST SHORE DR

Owner's Name/Address

POIKE CRAIG S & KATHY A [LE]
8330 OLDMILL DR
PINCKNEY MI 48169

Tax Description

L-800 P-247 234 LOT 53 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: CANAL#4
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/02/2023	PB23-0435	OPEN PARTI

X Improved | Vacant

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

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

Who	When	What
QT	11/15/2024	INSPECTED
QT	12/22/2023	INSPECTED
QT	11/13/2023	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	72	95	422
D/W/P: 3.5 Concrete	6.16	256	76	1,199
D/W/P: 3.5 Concrete	6.16	1233	96	7,291
Total Estimated Land Improvements True Cash Value =				8,912

Work Description for Permit PB23-0435, Issued 10/02/2023: 509 SQUARE FOOT ADDITION. ROSCOMMON COUNTY LAND USE PERMIT DATED 9/22/2023, PERMIT # 004623. ROSCOMMON COUNTY SOIL EROSION DATED 8/25/2023 #4248.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	88,500	124,500			92,956C
2024	27,000	65,200	92,200			74,449C
2023	25,500	40,200	65,700			53,434C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1302 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 29
Floor Area: 1,302
Total Base New : 179,655 E.C.F.
Total Depr Cost: 143,348 X 1.143
Estimated T.C.V: 163,847

(16) Porches/Decks

Area	Type
32	CCP (1 Story)
256	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1302 SF Floor Area = 1302 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	800			
1 Story	Siding	Crawl Space	502			*9
			Total:	148,120	120,688	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,741	
Porches						
CCP (1 Story)			32	966	956	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			400	15,360	10,906	
Common Wall: 1 Wall			1	-2,045	-1,452	
Water/Sewer						
Public Sewer			1	1,326	941	
Water Well, 150 Feet			1	8,359	5,935	
Deck						
w/Roof (Roof portion)			256	3,709	2,633	
			Totals:	179,655	143,348	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 163,847

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

Parcel Number: 72006-221-054-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address
11388 WEST SHORE DR

Owner's Name/Address
LAUZON DANIEL F & BARBARA J 11388 WEST SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-710 P-223 234 11388 W HOUGHTON LK DR 48629 LOT 54 GOLDEN BEACH ANNEX

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/1994

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	05/09/2014	1439	COMPLETE

X	Improved		Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1280	74	6,232
Total Estimated Land Improvements True Cash Value =				6,232

Work Description for Permit 1439, Issued 05/09/2014: 1 STORY BEDROOM ADDITION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	94,100	130,100			74,990C
2024	27,000	92,100	119,100			72,736C
2023	25,500	81,200	106,700			69,273C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1325 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 32
Floor Area: 1,325
Total Base New : 227,175 E.C.F.
Total Depr Cost: 154,480 X 1.143
Estimated T.C.V: 176,571

(16) Porches/Decks

Area	Type
191	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 242
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1325 SF Floor Area = 1325 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	725		
1 Story	Siding	Crawl Space	600		
			Total:	171,315	116,495
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
CGEP (1 Story)			191	12,033	8,182
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	27,348	18,597
Common Wall: 1 Wall			1	-2,219	-1,509
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Carports					
Comp.Shingle			242	3,964	2,696
			Totals:	227,175	154,480

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 176,571

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

Parcel Number: 72006-221-055-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING JULIAN W	KING JULIAN W TRUST	0	07/25/2022	QC	14-INTO/OUT OF TRUST	1181:2613	PROPERTY TRANSFER	0.0
KING GAIL A		0	05/19/2022	OTH	07-DEATH CERTIFICATE		OTHER	0.0
KING GAIL A		0	05/19/2022	OTH	07-DEATH CERTIFICATE	1181:2223	OTHER	0.0

Property Address

11400 WEST SHORE DR

Owner's Name/Address

KING JULIAN W TRUST
11400 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-868 P-423 (L-388 P-457) 234 LOT 55 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/1994

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	66	69	299
D/W/P: Asphalt Paving	3.10	1150	49	1,747
Total Estimated Land Improvements True Cash Value =				2,046

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	101,400	137,400			74,487C
2024	27,000	99,100	126,100			72,248C
2023	25,500	87,500	113,000			68,808C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 851 S.F.
Slab: 765 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C
Effec. Age: 36
Floor Area: 1,616
Total Base New : 265,164 E.C.F.
Total Depr Cost: 170,701 X 1.143
Estimated T.C.V: 195,111

(16) Porches/Decks

Area	Type
24	CPP
381	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1616 SF Floor Area = 1616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding/Brick	Crawl Space	851			
1 Story	Siding/Brick	Slab	765			
			Total:	205,303	131,392	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,973	
Deck						
Treated Wood			381	6,321	4,045	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	14,262	
Water/Sewer						
Public Sewer			1	1,494	956	
Water Well, 150 Feet			1	8,594	5,500	
Fireplaces						
Interior 1 Story			1	5,338	3,416	
Exterior 1 Story			1	6,513	4,168	
Porches						
CPP			24	670	429	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8
			Totals:	265,164	170,701	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 195,111

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

Parcel Number: 72006-221-056-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOMPKINS DOUGLAS R II	JOHNSON TAMMY LYNN	0	08/15/2016	QC	21-NOT USED/OTHER	1159-2173	PROPERTY TRANSFER	100.0
TOMPKINS DOUGLAS II & CHAD	TOMPKINS DOUGLAS R II	0	06/03/2014	WD	09-FAMILY	1140/675	OTHER	50.0
TOMPKINS GERALDINE L	TOMPKINS DOUGLAS II & CHAI	0	06/02/2014	WD	09-FAMILY	1140/674	OTHER	100.0

Property Address

100 HOLT DR

Owner's Name/Address

JOHNSON TAMMY LYNN
1120 FOREST AVE
BURTON MI 48509

Tax Description

L-777 P-233-234 234 100 HOLT DR LOTS 56 & 57 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	100.00	150.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	36.56	8	74	216
Fencing: Wire Mesh, #11	3.21	128	49	201
Fencing: Gates, Mesh, 5'	530.43	2	49	520
D/W/P: 3.5 Concrete	6.16	575	49	1,736
Total Estimated Land Improvements True Cash Value =				2,673

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	60,000	80,200	140,200			76,794C
2024	45,000	78,300	123,300			74,485C
2023	42,500	69,100	111,600			70,939C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1390 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 41
Floor Area: 1,390
Total Base New : 220,407 E.C.F.
Total Depr Cost: 134,210 X 1.143
Estimated T.C.V: 153,402

(16) Porches/Decks

Area	Type
133	CPP
64	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 575
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1390 SF Floor Area = 1390 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,390			
			Total:	161,301	95,169	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,277	
Porches						
CPP			133	2,328	1,374	
Deck						
Treated Wood			64	1,980	1,168	
Garages						
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)						
Base Cost			575	20,970	15,937	*7
Common Wall: 1.5 Wall			1	-3,508	-2,666	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	11,677	
Water/Sewer						
Public Sewer			1	1,326	782	
Water Well, 150 Feet			1	8,359	4,932	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8
			Totals:	220,407	134,210	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 153,402

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

Parcel Number: 72006-221-058-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		80,000	03/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

104 HOLT DR

Owner's Name/Address

LITTLE LARRY J & LINDA M
104 HOLT DR
HOUGHTON LAKE MI 48629

Tax Description

L-719 P-608 234 104 HOLT DR LOT 58 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/02/2007

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1539	74	7,494
Total Estimated Land Improvements True Cash Value =				7,494

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	163,900	199,900			89,820C
2024	27,000	160,900	187,900			87,120C
2023	25,500	142,200	167,700			82,972C

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

Building Type

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

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1132 S.F.
Slab: 432 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 21
Floor Area: 2,257
Total Base New : 346,639 E.C.F.
Total Depr Cost: 273,862 X 1.143
Estimated T.C.V: 313,024

(16) Porches/Decks

Area	Type
176	CCP (1 Story)
60	CCP (1 Story)
256	Treated Wood
15	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 380
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1564 SF Floor Area = 2257 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	924		
1 Story	Siding	Slab	432		
1 Story	Siding	Crawl Space	208		
		Total:		288,841	228,202
Other Additions/Adjustments					
Exterior					
Brick Veneer			960	16,502	13,037
Plumbing					
3 Fixture Bath			1	4,646	3,670
Porches					
CCP (1 Story)			176	4,703	3,715
CCP (1 Story)			60	1,777	1,404
Deck					
Treated Wood			256	4,869	3,847
Treated Wood			15	685	541
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			380	16,747	13,230
Common Wall: 1 Wall			1	-2,219	-1,753
Water/Sewer					
Public Sewer			1	1,494	1,180
Water Well, 150 Feet			1	8,594	6,789
		Totals:		346,639	273,862

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 313,024

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

Parcel Number: 72006-221-059-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPS JACQUELIN	PHILLIPS CHRISTOPHER A	0	05/01/2020	PTA	09-FAMILY		PROPERTY TRANSFER	100.0
MAEDER DAVID A & MARY E	NORTHERN LAKESHORE VACATIO	230,000	07/14/2016	WD	03-ARM'S LENGTH	1159-1407	PROPERTY TRANSFER	100.0
		35,000	07/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

106 HOLT DR

Owner's Name/Address

PHILLIPS CHRISTOPHER A &
NORTHERN LAKESHORE VACATION RENTALS
7705 MISTY SPRINGS CT
MASON OH 45040

Tax Description

L-771 P-610 234 LOT 59 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: CANAL#4

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	06/16/2011	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.60	70	24	312
D/W/P: 3.5 Concrete	7.59	1266	74	7,111
Total Estimated Land Improvements True Cash Value =				7,423

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	140,500	170,500			129,746C
2024	22,500	137,700	160,200			125,845C
2023	21,300	121,600	142,900			119,853C

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

Building Type

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

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: BC
Effec. Age: 26
Floor Area: 1,902
Total Base New : 314,198 E.C.F.
Total Depr Cost: 232,504 X 1.143
Estimated T.C.V: 265,752

(16) Porches/Decks

Area	Type
622	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
0.5 Story	Siding	Overhang	780		
			Total:	253,224	187,384

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	6,832	5,056
Deck			
Treated Wood	622	9,237	6,835
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	780	36,410	26,943
Common Wall: 1 Wall	1	-2,651	-1,962
Water/Sewer			
Public Sewer	1	1,914	1,416
Water Well, 150 Feet	1	9,232	6,832
	Totals:	314,198	232,504

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 265,752

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

Parcel Number: 72006-221-060-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARTKOP KIMBERLEE & SCHAEF	HARTKOP KIMBERLEE & JEFFRE	0	05/19/2018	QC	21-NOT USED/OTHER	1166:286	PROPERTY TRANSFER	37.5
HARTKOP KIMBERLEE J ETAL	HARTKOP KIMBERLEE & SCHAEF	0	05/31/2017	QC	21-NOT USED/OTHER	1162:1615	DEED	25.0
BLUE MARILYN M & ETAL	HARTKOP KIMBERLEE & STUDHC	0	12/26/2003	QC	21-NOT USED/OTHER	1000:1575	PROPERTY TRANSFER	0.0
BLUE MARILYN M	BLUE MARILYN M & HARTKOP F	0	09/07/1991	QC	21-NOT USED/OTHER	5985:74	DEED	0.0

Property Address

300 SIEBERT DR

Owner's Name/Address

HARTKOP KIMBERLEE & JEFFREY
6723 MUIRFIELD DR
SHELBY TOWNSHIP MI 48316

Tax Description

L-1000 P-1575 (L-598 P-574) 234 300
SIEBERT LOT 60 GOLDEN BEACH ANNEX

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: CANAL#4
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	09/04/2020	LU20-4339	COMPLETE
HOUSE	09/06/2018	LU18-4188	COMPLETE

X	Improved		Vacant

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

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

Who	When	What
QT	10/22/2020	INSPECTED
CW	07/29/2019	INSPECTED
QT	11/05/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	56	94	857
D/W/P: 3.5 Concrete	6.58	796	93	4,871
D/W/P: 3.5 Concrete	6.58	701	94	4,336
Total Estimated Land Improvements True Cash Value =				10,064

Work Description for Permit LU20-4339, Issued 09/04/2020: NEW FENCING
Work Description for Permit LU18-4188, Issued 09/06/2018: 30X30 TWO STORY HOME, ZBA APPROVED 9-6-18

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	165,000	250,000			152,039C
2024	80,000	158,100	238,100			147,468C
2023	70,000	127,800	197,800			140,446C

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

Building Type

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

Building Style: 2 STORY

Yr Built	Remodeled
2019	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 856 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +5
Effec. Age: 4
Floor Area: 1,888
Total Base New : 253,545 E.C.F.
Total Depr Cost: 243,435 X 1.283
Estimated T.C.V: 312,327

(16) Porches/Decks

Area	Type
4	CCP (1 Story)
24	CPP
12	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 240
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 2019
(11) Heating System: Forced Heat & Cool
Ground Area = 856 SF Floor Area = 1888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	788		
1 Story	Siding	Crawl Space	68		
1 Story	Siding	Overhang	4		
1 Story	Siding	Overhang	240		
			Total:	228,866	219,743

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	4,460
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	240	14,110	13,546
Common Wall: 2 Wall	1	-5,371	-5,156
Water/Sewer			
Public Sewer	1	1,494	1,434
Water Well, 150 Feet	1	8,594	8,250
Porches			
CCP (1 Story)	4	201	193
CPP	24	670	643
CPP	12	335	322
	Totals:	253,545	243,435

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 312,327

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

Parcel Number: 72006-221-061-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAZQUEZ JUAN J & CONSTANCE	VAZQUEZ JUAN J & CONSTANCE	0	08/05/2013	QC	09-FAMILY	1130:2630	DEED	0.0
VAZQUEZ JUAN J & CONSTANCE	VAZQUEZ, JUAN, CONSTANCE,	0	10/21/2009	QC	21-NOT USED/OTHER	1089/886	OTHER	0.0
		155,000	10/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

302 SIEBERT DR

Owner's Name/Address

VAZQUEZ JUAN J & CONSTANCE H &
VAZQUEZ JOHN A & VAZQUEZ SARA B
10245 GARDEN ALCOVE DR
TAMPA FL 33647

Tax Description

L-770 P-214 234 302 HOLT LOT 61 GOLDEN BEACH ANNEX.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1236	49	1,878
D/W/P: 5in Ren. Conc.	8.94	510	94	4,285
Total Estimated Land Improvements True Cash Value =				6,163

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	125,900	227,900			124,820C
2024	96,000	120,100	216,100			121,067C
2023	84,000	97,100	181,100			115,302C

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

Building Type

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

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1024 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +5
Effec. Age: 36
Floor Area: 2,048
Total Base New : 291,183 E.C.F.
Total Depr Cost: 186,369 X 1.283
Estimated T.C.V: 239,111

(16) Porches/Decks

Area	Type
395	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 594
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 2048 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,024		
			Total:	241,412	154,516
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,973
Deck					
Treated Wood			395	6,470	4,141
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			594	22,762	14,568
Common Wall: 1 Wall			1	-2,219	-1,420
Water/Sewer					
Public Sewer			1	1,494	956
Water Well, 150 Feet			1	8,594	5,500
Fireplaces					
Exterior 2 Story			1	8,024	5,135
			Totals:	291,183	186,369

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 239,111

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

Parcel Number: 72006-221-062-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAICHUNAS E ANN	JACKSON DAVID M & MICHELLE	312,000	06/30/2016	WD	03-ARM'S LENGTH	1159-1112	PROPERTY TRANSFER	100.0
JACKSON DAVID M & MICHELLE	JACKSON DAVID M & MICHELLE	0	06/30/2016	QC	21-NOT USED/OTHER	1159-1114	PROPERTY TRANSFER	0.0
		305,000	08/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

304 SIEBERT DR

Owner's Name/Address

JACKSON FAMILY TRUST
520 SUNSET RD N
ROTONDA WEST FL 33947

Tax Description

L-961 P-1389 (L-781 P-495) 234 LOT 62 GOLDEN BEACH ANNEX

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	11/14/2014	PB14-0298	COMPLETE
ADDITION	08/29/2011	172	COMPLETE

X Improved | Vacant

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

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

Who	When	What
QT	05/05/2021	INSPECTED
DMG	10/12/2011	INSPECTED
DMG	09/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	69.00	150.00	1.0000	1.0000	3400	100		234,600
69 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	234,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	210	24	831
D/W/P: Brick on Sand	18.02	633	74	8,441
D/W/P: 3.5 Concrete	6.58	600	74	2,922
Wood Frame	37.68	49	49	905
Total Estimated Land Improvements True Cash Value =				13,099

Work Description for Permit PB14-0298, Issued 11/14/2014: FIRE DAMAGE - DEMO 21*30 GARAGE & DEMO 8*20 COVERED PORCH
REBUILD GARAGE & PORCH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	117,300	146,800	264,100			167,051C
2024	110,400	140,300	250,700		250,700C	162,029C
2023	96,600	114,000	210,600		210,600C	154,314C

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

Building Type

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

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1422 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: C +10
Effec. Age: 31
Floor Area: 1,920
Total Base New : 302,497 E.C.F.
Total Depr Cost: 213,081 X 1.283
Estimated T.C.V: 273,383

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
16	CCP (1 Story)
224	Treated Wood

(17) Garage

Year Built: 2014
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 464
% Good: 89
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1422 SF Floor Area = 1920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	960			
1 Story	Siding	Crawl Space	238			
1 Story	Siding	Crawl Space	224			
1 Story	Siding	Overhang	18			
			Total:	251,561	173,557	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Porches						
CCP (1 Story)			120	3,324	2,294	
CCP (1 Story)			16	806	742	*9
Deck						
Treated Wood			224	4,467	3,082	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			464	19,177	17,068	*8
Common Wall: 1 Wall			1	-2,219	-1,975	
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
Fireplaces						
Interior 2 Story			1	6,647	4,586	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

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

Parcel Number: 72006-230-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZOLIN-TOMMA MARIA	JLH INVESTMENTS LLC	125,000	04/10/2024	WD	16-LC PAYOFF	1187:237	DEED	0.0
ZOLIN TOMMA MARIA	JLH INVESTMENTS LLC	125,000	04/17/2019	LC	20-MULTI PARCEL SALE REF	1169:0485	PROPERTY TRANSFER	100.0
GUSHEN VICKI	ZOLIN TOMMA MARIA	36,000	10/22/2014	WD	21-NOT USED/OTHER	1144-1121	PROPERTY TRANSFER	100.0

Property Address

2506 W SHORE & YEAGER

Owner's Name/Address

JLH INVESTMENTS LLC
13145 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-653 P-237 234 LOTS 1, 2, 3 HAZELWOOD SUBD. ASSESSED WITH 006-021-003-0420 (06)

Comments/Influences

Class: COMMERCIAL-COMMON Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

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

Topography of Site

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

Who When What

QT 11/05/2018 INSPECTED
DMG 08/18/2010 INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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

Parcel Number: 72006-230-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KILBURN JERRY	KILBURN JERRY [LE]	0	11/29/2016	QC	18-LIFE ESTATE	1160-2118	PROPERTY TRANSFER	0.0
KILBURN JERRY & BEVERLY M	KILBURN JERRY	0	08/15/2012	OTH	07-DEATH CERTIFICATE	1127-1604	PROPERTY TRANSFER	0.0
KAPCIN IRENE L	KILBURN, JERRY & BEVERLY	0	09/11/2009	OTH	07-DEATH CERTIFICATE	1086/1903	OTHER	100.0

Property Address

11675 WEST SHORE DR

Owner's Name/Address

KILBURN JERRY [LE]
11675 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

234 LOTS 4 & 5 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/02/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

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

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

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	276	50	850
Total Estimated Land Improvements True Cash Value =				850

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	59,500	93,300			47,108C
2024	25,000	56,100	81,100			45,692C
2023	20,000	49,200	69,200			43,517C

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0 11675 W	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 816 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 40
Floor Area: 816
Total Base New : 142,088 E.C.F.
Total Depr Cost: 85,253 X 0.833
Estimated T.C.V: 71,016

(16) Porches/Decks

Area	Type
270	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1056
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	816		
			Total:	95,821	57,493
Other Additions/Adjustments					
Porches					
CCP (1 Story)			270	6,159	3,695
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1056	30,423	18,254
			Totals:	142,088	85,253

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 71,016

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

Building Type

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

Building Style: 1 STORY

Yr Built	Remodeled
0 2534 OL	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 975 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

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

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: D
Effec. Age: 51
Floor Area: 975
Total Base New : 106,511 E.C.F.
Total Depr Cost: 52,190 X 0.833
Estimated T.C.V: 43,474

(16) Porches/Decks

Area	Type
78	CCP (1 Story)

(17) Garage

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

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 975 SF Floor Area = 975 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	975		
			Total:	103,439	50,684
Other Additions/Adjustments					
Porches					
CCP (1 Story)			78	1,897	930
Water/Sewer					
Public Sewer			1	1,175	576
			Totals:	106,511	52,190

Notes:

ECF (4006 OFF LAKE 1) 0.833 => TCV: 43,474

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

Parcel Number: 72006-230-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KILBURN JERRY W & BEVERLY	EARLS, CHRIS & JENIFER	20,000	09/10/2011	WD	21-NOT USED/OTHER	1107/1317	OTHER	100.0

Property Address

11697 WEST SHORE DR

Owner's Name/Address

EARLS CHRIS A & JENIFER L
9526 MUELLER ST
TAYLOR MI 48180

Tax Description

L-494 P-416 234 LOTS 6 & 7 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	02/01/2010	13	COMPLETE

X Improved | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			* Factors *					
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	573	50	1,765
Total Estimated Land Improvements True Cash Value =				1,765

Public Improvements

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

Topography of Site

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

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	10,500	44,300			23,228C
2024	25,000	10,000	35,000			22,530C
2023	20,000	8,300	28,300			21,458C

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

Building Type

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

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 37
Floor Area: 0
Total Base New : 36,195 E.C.F.
Total Depr Cost: 22,802 X 0.833
Estimated T.C.V: 18,994

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	15,347
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Wood Stove			1	2,149	1,354
			Totals:	36,195	22,802

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,994

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

Parcel Number: 72006-230-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
MYERS WILLIAM D & DIMOND S ETAL 11717 W SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

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

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

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	100.00	1.0000	0.8165	675	100		27,557
50 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	27,557

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,800	0	13,800			6,541C
2024	10,200	0	10,200			6,345C
2023	8,200	0	8,200			6,043C

Tax Description

L-410 P-151 234 LOT 8 HAZELWOOD SUBD.

Comments/Influences

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

Parcel Number: 72006-230-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLIE CARL L & RUTH L	HENSLEY, CLYDE & BARBARA	35,000	02/07/2013	WD	03-ARM'S LENGTH	1124/298	OTHER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

HENSLEY CLYDE & BARBARA
12510 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-980 P-1300 (L-863P-679&L-456 P-423) 234 LOT 9 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

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

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

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	20	25	78
D/W/P: 3.5 Concrete	6.16	440	75	2,032
Total Estimated Land Improvements True Cash Value =				2,110

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	9,300	26,200			13,731C
2024	12,500	8,900	21,400			13,319C
2023	10,000	8,000	18,000			12,685C

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

Building Type

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

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: D
Effec. Age: 14
Floor Area: 0
Total Base New : 22,908 E.C.F.
Total Depr Cost: 19,701 X 0.833
Estimated T.C.V: 16,411

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	19,701
			Totals:	22,908	19,701

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 16,411

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

Parcel Number: 72006-230-010-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

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

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
11717 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		ADDITION	01/01/2016	PB16-0277	COMPLETE
	P.R.E. 100% 01/01/2009					
Owner's Name/Address	SA:					
MYERS WILLIAM D & DIMOND S 11717 W SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Public Improvements

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

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	501	71	2,191
D/W/P: 3.5 Concrete	6.16	192	91	1,077
Fencing: Wire Mesh, #9	3.74	1120	46	1,927
Fencing: Gates, Mesh, 10'	852.71	1	46	392
Wood Frame	26.25	96	21	529
Metal Prefab	15.93	96	21	321
Total Estimated Land Improvements True Cash Value =				6,437

Topography of Site

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

Work Description for Permit PB16-0277, Issued 01/01/2016: ADDITION

Tax Description

L-421 P-214 234 LOTS 10 & 11 HAZELWOOD SUBD SPLIT ON 01/06/2009 FROM 006-230-010-0000, 006-230-011-0000;

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	67,300	101,100			50,911C
2024	25,000	63,600	88,600			49,381C
2023	20,000	55,900	75,900			47,030C

Who	When	What
MH	11/10/2017	INSPECTED
DMG	08/18/2010	INSPECTED

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

Building Type

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

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

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

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1424 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

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

Lump Sum Items:

(15) Built-ins

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

(15) Fireplaces

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

Class: CD
Effec. Age: 29
Floor Area: 1,424
Total Base New : 204,104 E.C.F.
Total Depr Cost: 149,885 X 0.833
Estimated T.C.V: 124,854

(16) Porches/Decks

Area	Type
40	CPP
203	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1424 SF Floor Area = 1424 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,232			
1 Story	Siding	Crawl Space	192			*9
			Total:	160,011	118,436	

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,860	2,741
Porches			
CPP	40	971	689
Deck			
Treated Wood	203	4,078	2,895
Treated Wood	16	715	651 *9
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	22,129	15,712
Common Wall: 1 Wall	1	-2,045	-1,452
Water/Sewer			
Public Sewer	1	1,326	941
Water Well, 150 Feet	1	8,359	5,935
Fireplaces			
Interior 1 Story	1	4,700	3,337
	Totals:	204,104	149,885

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 124,854

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

Parcel Number: 72006-230-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER DENISE J & JAMES M	MEYER JAMES M & DENISE J	0	05/19/2017	QC	18-LIFE ESTATE	1163:0097	PROPERTY TRANSFER	0.0
WRIGHT JERRY A & MARGARET	MEYER DENISE J & JAMES M	40,000	11/22/2013	WD	03-ARM'S LENGTH	1135/478	OTHER	100.0

Property Address

11735 WEST SHORE DR

Owner's Name/Address

MEYER JAMES M & DENISE J [LE]
5600 W BIRCH ROAD
SAINT CHARLES MI 48655

Tax Description

L-854 P-45&309 (L-546 P-86) 234 LOT 12 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

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

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

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	75	277
Total Estimated Land Improvements True Cash Value =				277

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	9,500	26,400			13,298C
2024	12,500	9,000	21,500			12,899C
2023	10,000	8,000	18,000			12,285C

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Licensed To: Township of Lake, County of Roscommon, Michigan

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

Building Type

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

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

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

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

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

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

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

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

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

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

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

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 14
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 22,291 X 0.833
Estimated T.C.V: 18,568

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	22,291
			Totals:	25,920	22,291

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,568

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-013-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDONALD JEREMIAH A & LAUR	MCDONALD JEREMIAH A & LAUF	0	12/19/2019	QC	21-NOT USED/OTHER	1171:0985	DEED	0.0
MCDONALD JEREMIAH A & LAUR	MCDONALD JEREMIAH A & LAUF	0	09/24/2018	QC	21-NOT USED/OTHER	1167:0755	PROPERTY TRANSFER	0.0

Property Address

11790 WEST SHORE DR

Owner's Name/Address

MCDONALD JEREMIAH A & LAURA D TRUST
11790 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-893 P-688 234 LOT 13 HAZELWOOD SUBD PP: 006-230-013-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	11/10/2017	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	151.00	1.0000	1.0033	675	100		33,862
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	71	525
Total Estimated Land Improvements True Cash Value =				525

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	11,000	27,900			6,717C
2024	12,500	10,500	23,000			6,516C
2023	10,000	9,300	19,300			6,206C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 0
Total Base New : 28,956 E.C.F.
Total Depr Cost: 25,481 X 0.833
Estimated T.C.V: 21,226

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2000
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 88
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			1200	28,956	25,481	*8
			Totals:	28,956	25,481	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 21,226

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11757 WEST SHORE DR
Owner's Name/Address
JANIK THOMAS S & CONNIE M 11778 W SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-997 P-892-893 (L-880 P-419) 234 LOT 14 HAZELWOOD SUBD PP: 006-230-013-0000
Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	9,400	26,300			13,731C
2024	12,500	8,900	21,400			13,319C
2023	10,000	7,900	17,900			12,685C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 14
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 22,291 X 0.833
Estimated T.C.V: 18,568

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2000
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	22,291
			Totals:	25,920	22,291

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,568

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE JOHN E & EDITH H	J&E ROSE INVESTMENTS LLC	0	11/17/2015	PTA	21-NOT USED/OTHER	1156-1063	PROPERTY TRANSFER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

J&E ROSE INVESTMENTS LLC
3272 MCCOMB
ANN ARBOR MI 48108

Tax Description

L-1034 P-1922 (L-531 P-297) 234 LOT 15 HAZELWOOD SUBD

Comments/Influences

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Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	0	16,900			5,651C
2024	12,500	0	12,500			5,482C
2023	10,000	0	10,000			5,221C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE JOHN E & EDITH H	J&E ROSE INVESTMENTS LLC	0	11/17/2015	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0

Property Address

11763 WEST SHORE DR

Owner's Name/Address

J&E ROSE INVESTMENTS LLC
3272 MCCOMB
ANN ARBOR MI 48108

Tax Description

L-1034 P-1923 (L-370 P-306) 234 LOT 16 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	38,500	55,400			23,615C
2024	12,500	36,300	48,800			22,905C
2023	10,000	31,600	41,600			21,815C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,008
Total Base New : 138,039 E.C.F.
Total Depr Cost: 89,724 X 0.833
Estimated T.C.V: 74,740

(16) Porches/Decks

Area	Type
80	Treated Wood
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 304
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	110,987	72,141
Other Additions/Adjustments					
Deck					
Treated Wood			80	2,213	1,438
Treated Wood			192	3,936	2,558
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			304	11,218	7,292
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	138,039	89,724

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 74,740

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
11765 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 12/26/2002					
Owner's Name/Address	SA:					
MURRAY KENNETH A JR & BEVERLY TRUST 11765 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-690 P-535 234 LOT 17 HAZELWOOD SUBD.

Comments/Influences

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	70	104
Wood Frame	24.00	144	75	2,592
Metal Prefab	17.42	80	50	697
Total Estimated Land Improvements True Cash Value =				3,393

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	22,700	39,600			19,254C
2024	12,500	21,000	33,500			18,676C
2023	10,000	18,200	28,200			17,787C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 20
Floor Area:
Total Base New : 83,626 E.C.F.
Total Depr Cost: 46,834 X 0.833
Estimated T.C.V: 39,013

(16) Porches/Decks

Area	Type
204	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1020 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1020			
			Total:	64,406	35,424	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			166	1,886	1,037	
Plumbing						
3 Fixture Bath			1	3,054	1,680	
Deck						
Treated Wood			204	4,192	3,144	*7
Water/Sewer						
Public Sewer			1	1,494	822	
Water Well, 150 Feet			1	8,594	4,727	
			Totals:	83,626	46,834	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 39,013

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: R-2	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
GENERAL TELEPHONE CO FRONTER PROPERTY TAX 805 CENTRAL EXPY SOUTH SUITE 150 ALLEN TX 75013	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF	100.00	100.00	1.0000	0.8165	250	100		20,412
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	20,412

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.23	3235	50	5,224
D/W/P: 3.5 Concrete	6.86	48	75	247
Fencing: Wire Mesh, #9	3.95	640	75	1,896
Fencing: Gates, Mesh, 10'	994.00	1	75	745
Total Estimated Land Improvements True Cash Value =				8,112

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

234 LOTS 18 & 19 HAZELWOOD SUBD.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Computer Centers

Class: C
Floor Area: 1,829
Gross Bldg Area: 1,829
Stories Above Grd: 1
Average Sty Hght : 14
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 20
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1829
Ave. Perimeter: 190
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 190

Base Rate for Upper Floors = 173.89

(10) Heating system: Package Heating & Cooling Cost/SqFt: 23.85 100%
Adjusted Square Foot Cost for Upper Floors = 197.74

Total Floor Area: 1,829 Base Cost New of Upper Floors = 361,666

Reproduction/Replacement Cost = 361,666
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 217,000

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	35.35	30	1.000	1.000	1,061

Total Cost of Lump-Sum Items = 1,061
Total Cost New = 1,061

Architectural Multiplier: 1.00
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
	Few	Few
	Average	Average
	Many	Many
	Unfinished	Unfinished
	Typical	Typical
	Flex Conduit	Incandescent
	Rigid Conduit	Fluorescent
	Armored Cable	Mercury
	Non-Metalic	Sodium Vapor
	Bus Duct	Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

30 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZOLIN TOMMA MARIA E	KRYTA JOHN	190,000	01/05/2024	WD	20-MULTI PARCEL SALE REF	1186:349	PROPERTY TRANSFER	100.0
STEEL GEORGE	ZOLIN TOMMA MARIA E	105,000	03/21/2017	WD	20-MULTI PARCEL SALE REF	1161:2698	PROPERTY TRANSFER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

KRYTA JOHN
72344 HAWK DR
BRUCE TWP MI 48065

Tax Description

L-1025 P-223 (L-903P-290&L-584 P-447) 234 LOT 20 AND THE S 1/2 OF VACATED LAKE STHAZELWOOD SUBD.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	80.00	150.00	1.0000	1.0000	250	100		20,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	20,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,000	0	10,000			10,000S
2024	8,000	0	8,000			6,300C
2023	6,000	0	6,000			6,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATKINS DALLAS J JR	WATKINS DALLAS J JR LIVING	0	11/01/2023	WD	14-INTO/OUT OF TRUST	1185:2100	DEED	0.0
ZOLIN TOMMA MARIA	WATKINS DALLAS J JR	155,000	12/20/2019	WD	19-MULTI PARCEL ARM'S LEN	1171:1067	PROPERTY TRANSFER	100.0
SCOTT JOHN H & KATHLEEN M	ZOLIN TOMMA MARIA	87,000	10/27/2014	WD	03-ARM'S LENGTH	1144-1341	PROPERTY TRANSFER	100.0

Property Address

11789 WEST SHORE DR

Owner's Name/Address

WATKINS DALLAS J JR LIVING TRUST
348 QUINCY AVE
COTTAGE GROVE OR 97424

Tax Description

L-862 P-368&371 (L-438 P-159) 234 LOTS 21 22 & N 33 FT OF VACATED LAKE ST HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 06/01/2022 INSPECTED
DMG 08/18/2010 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	133.00	150.00	1.0000	1.0000	675	100		89,775

133 Actual Front Feet, 0.46 Total Acres Total Est. Land Value = 89,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1495	50	2,317
D/W/P: 3.5 Concrete	6.58	45	75	222
D/W/P: Patio Blocks	15.61	144	50	1,124
Total Estimated Land Improvements True Cash Value =				3,663

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	44,900	49,400	94,300			61,647C
2024	33,300	45,700	79,000			59,794C
2023	26,600	40,100	66,700			56,947C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 17
Floor Area:
Total Base New : 170,061 E.C.F.
Total Depr Cost: 107,626 X 0.833
Estimated T.C.V: 89,652

(16) Porches/Decks

Area	Type
264	WGEP (1 Story)
200	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1456			
			Total:	124,215	75,771	
Other Additions/Adjustments						
42" frost-free footings, foundation			160	10,318	6,294	
Plumbing						
3 Fixture Bath			1	3,921	2,392	
Porches						
WGEP (1 Story)			264	16,049	12,839	*8
Deck						
Treated Wood			200	4,412	3,530	*8
Water/Sewer						
Public Sewer			1	1,914	1,168	
Water Well, 150 Feet			1	9,232	5,632	
			Totals:	170,061	107,626	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 89,652

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACARI MARIO	MACARI TRUST	0	06/02/2017	QC	21-NOT USED/OTHER	1163:0208	PROPERTY TRANSFER	0.0
ROSEKRANS MILDRED F ETAL	MACARI MARIO & MACARI ANTH	50,000	09/26/2014	WD	03-ARM'S LENGTH	1143-2512	PROPERTY TRANSFER	100.0

Property Address

11871 WEST SHORE DR

Owner's Name/Address

MACARI TRUST & MACARI ANTHONY
24099 DEERHAWK DR
NEW BOSTON MI 48164

Tax Description

234 L-1023 P-295 LOTS 23 TO 24 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	100.00	1.0000	0.8165	675	100		55,114
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	55,114

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	74	875
Total Estimated Land Improvements True Cash Value =				875

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/18/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	27,600	9,200	36,800			20,662C
2024	25,000	8,700	33,700			20,041C
2023	20,000	7,800	27,800			19,087C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 0
Total Base New : 27,648 E.C.F.
Total Depr Cost: 20,736 X 0.833
Estimated T.C.V: 17,273

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1280	27,648	20,736
			Totals:	27,648	20,736

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 17,273

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-230-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS JAMES M & MARGARE	ROSEKRANS, RICHARD & TERYI	50,000	04/15/2011	WD	03-ARM'S LENGTH	1103/1174	OTHER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

ROSEKRANS RICHARD A & TERYL A
11870 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-757 P-365 234 LOTS 25 & 26 HAZELWOOD SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 04/15/2011
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	04/05/2013	-130023	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	12/04/2013	INSPECTED
DMG	08/18/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	100.00	1.0000	0.8165	675	100		55,114
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	55,114

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	90	532
Total Estimated Land Improvements True Cash Value =				532

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	27,600	12,800	40,400			23,340C
2024	25,000	12,200	37,200			22,639C
2023	20,000	10,800	30,800			21,561C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 10
Floor Area: 0
Total Base New : 33,178 E.C.F.
Total Depr Cost: 29,860 X 0.833
Estimated T.C.V: 24,873

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2013
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1536
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1536	33,178	29,860
			Totals:	33,178	29,860

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 24,873

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
1612 LONG POINT

Owner's Name/Address
BLOCK LEONARD S & LILLIAN E TRUST 1/20/97 1612 LONG POINT DR HOUGHTON LAKE MI 48629

Tax Description
L-748 P-3 234 LOT 1 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/05/1998

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	70.00	150.00	1.0000	1.0000	1200	100		84,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	70	25	272
Fencing: Wd, Solid, 6 ft.	28.81	18	50	259
D/W/P: Asphalt Paving	2.89	640	73	1,350
D/W/P: Patio Blocks	14.27	124	73	1,291
Wood Frame	24.60	128	73	2,299
Total Estimated Land Improvements True Cash Value =				5,471

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,000	51,800	93,800			43,956C
2024	22,800	50,700	73,500			42,635C
2023	26,300	44,400	70,700			40,605C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1013 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,013
Total Base New : 134,238 E.C.F.
Total Depr Cost: 93,966 X 1.143
Estimated T.C.V: 107,403

(16) Porches/Decks

Area	Type
307	CPP
119	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 120
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1013 SF Floor Area = 1013 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,013		
			Total:	115,548	80,884
Other Additions/Adjustments					
Porches					
CPP			307	4,347	3,043
Deck					
Treated Wood			119	2,862	2,003
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Carports					
Comp.Shingle			120	1,796	1,257
			Totals:	134,238	93,966

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 107,403

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR JOHN M & HELEN A	THOMPSON JEFFREY P & KATHI	21,000	09/21/1994	WD	03-ARM'S LENGTH	0680:165	DEED	0.0

Property Address

1584 LONG POINT

Owner's Name/Address

THOMPSON JEFFREY P & KATHLEEN G
1584 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-680 P-165 234 LOT 2 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/07/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	960	73	4,611
Total Estimated Land Improvements True Cash Value =				4,611

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	91,400	127,400			50,065C
2024	19,500	89,600	109,100			48,560C
2023	22,500	78,700	101,200			46,248C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 1,248
Total Base New : 189,502 E.C.F.
Total Depr Cost: 151,602 X 1.143
Estimated T.C.V: 173,281

(16) Porches/Decks

Area	Type
224	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 200
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 832 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
			Total:	152,492	121,994
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,717
Deck					
Treated Wood			224	4,467	3,574
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	17,280	13,824
Storage Over Garage			200	2,748	2,198
Common Wall: 1 Wall			1	-2,219	-1,775
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
			Totals:	189,502	151,602

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 173,281

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

LONG POINT

Owner's Name/Address

THOMPSON JEFFREY P & KATHLEEN
1725 WEYHILL DRIVE
WIXOM MI 48393

Tax Description

L-680 P-165 234 LOT 3 HOLIDAY SANDS

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.11	168	73	2,834
Total Estimated Land Improvements True Cash Value =				2,834

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	1,400	37,400			12,625C
2024	19,500	1,400	20,900			12,246C
2023	22,500	1,300	23,800			11,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NIEDECKEN EDDY & VICKI	HAMMER JAY & CHRISTINE	280,000	11/13/2020	WD	03-ARM'S LENGTH	1174:1749	PROPERTY TRANSFER	100.0
NIEDECKEN EDDY & VICKI	NICKLESEN ROBERT & DEBORA	0	12/29/2006	QC	21-NOT USED/OTHER		OTHER	0.0
ROCOSKY BARBARA	SCHNITTKER RICKY & LINDA	0	10/30/2006	QC	21-NOT USED/OTHER	1051 P 2224-2	OTHER	0.0

Property Address
1556 LONG POINT

Owner's Name/Address
HAMMER JAY & CHRISTINE
42839 FREEPORT DR
STERLING HEIGHTS MI 48313

Tax Description
L-924 P-656 (L-899P-503&L-247P-152)234
LOT 4 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	50	50	412
D/W/P: 3.5 Concrete	6.58	180	73	864
D/W/P: 3.5 Concrete	6.58	1320	88	7,644
Wood Frame	35.77	60	73	1,567
Total Estimated Land Improvements True Cash Value =				10,487

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	122,900	158,900			109,315C
2024	19,500	120,800	140,300			106,029C
2023	22,500	106,500	129,000			100,980C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 11
Floor Area: 1,300
Total Base New : 225,645 E.C.F.
Total Depr Cost: 200,841 X 1.143
Estimated T.C.V: 229,561

(16) Porches/Decks

Area	Type
260	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1040 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	520		
1+ Story	Siding	Crawl Space	520		
			Total:	184,202	163,957
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,135
Porches					
CPP			260	4,350	3,871
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	24,578	21,874
Common Wall: 1 Wall			1	-2,219	-1,975
Water/Sewer					
Public Sewer			1	1,494	1,330
Water Well, 150 Feet			1	8,594	7,649
			Totals:	225,645	200,841

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 229,561

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-005-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MID MICHIGAN TITLE		0	02/25/2025	AFF	05-CORRECTING TITLE	1189:955	OTHER	0.0
CARY JOYCE S	DAVIS TODD W & KELLI K	0	08/31/2023	WD	21-NOT USED/OTHER	1186:2421	PROPERTY TRANSFER	11.0
CARY EDWARD D	CARY JOYCE S	0	05/23/1984	QC	09-FAMILY	0457:430	DEED	0.0

Property Address

1550 LONG POINT

Owner's Name/Address

CARY JOYCE S
1482 KELLY RD
MASON MI 48854-9619

Tax Description

L-1184 P-2622 234 LOT 5 & N'LY 20' LOT 6 HOLIDAY SANDS DESC AS: BEG AT NE COR LOT 5, TH S38D14'33"E 90.18', TH S51D42'41"W ALG CANAL 80.00', TH N38D14'33"W 90.28', TH N51D47'00"E 80.00' TO POB. CONT 0.166 AC M/L. BOUNDARY ADJ ON 01/01/2024 FROM 006-241-005-0000, 006-241-006-0000, 006-241-007-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/02/2005

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.31	150.00	1.0000	1.0000	1200	100		72,372
LG PT/N CANAL	19.69	150.00	1.0000	1.0000	1200	100		23,628
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	96,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1402	73	6,734
Total Estimated Land Improvements True Cash Value =				6,734

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	48,000	30,600	78,600			45,379C
2024	26,000	30,100	56,100		56,100A	44,015C
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1994	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 0
Total Base New : 63,748 E.C.F.
Total Depr Cost: 47,173 X 1.143
Estimated T.C.V: 53,919

(16) Porches/Decks

Area	Type
192	4in Concrete
192	Roof Cover Onl
204	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 936
% Good: 0
Storage Area: 936
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 364
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1994
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Stories / Exterior / Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Balcony			
Wood Balcony	204	8,311	6,150
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	936	31,787	23,522
Storage Over Garage	936	12,861	9,517
Porches			
4in Concrete	192	1,571	1,163
Deck			
w/Roof (Roof portion)	192	3,256	2,409
Carports			
Comp.Shingle	364	5,962	4,412
Totals:		63,748	47,173

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 53,919

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-006-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MID MICHIGAN TITLE		0	02/25/2025	AFF	05-CORRECTING TITLE	1189:955	OTHER	0.0
CARY JOYCE S	DAVIS TODD W & KELLI K	***,***	08/31/2023	WD	21-NOT USED/OTHER	1186:2421	PROPERTY TRANSFER	100.0
CARY EDWARD D REVOCABLE TR	CARY JOYCE S	0	05/05/2023	QC	09-FAMILY	1184:633	PROPERTY TRANSFER	0.0

Property Address

LONG POINT

Owner's Name/Address

DAVIS TODD W & KELLI K
902 WOODBURY DR
GRAND LEDGE MI 48837

Tax Description

L-1184 P-2622 234 LOT 7 & S'LY 40' LOT 6 HOLIDAY SANDS DESC AS: COMM AT NE COR LOT 5 SD PLAT, TH S51D47'00"W 80.00' TO POB; TH S38D14'33"E 90.28', TH S51D42'00'W 100.08' ALG CANAL, TH N38D04'59"W 90.41', TH N51D47'00"E 99.83' TO POB. CONT 0.207 AC M/L. BOUNDARY ADJ ON 01/01/2024 FROM 006-241-005-0000, 006-241-006-0000, 006-241-007-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	40.07	150.00	1.0000	1.0000	1200	100		48,084
LG PT/N CANAL	59.77	150.00	1.0000	1.0000	1200	100		71,724
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	119,808

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	59,900	0	59,900			37,012C
2024	32,400	3,500	35,900		35,900A	35,900C
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		75,500	10/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1510 LONG POINT

Owner's Name/Address

TRAMEL FRED A
34331 PENNSYLVANIA
CLINTON TOWNSHIP MI 48035

Tax Description

L-687 P-296 234 1510 LONG PTE DR 48629
LOT 8 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	792	48	1,099
Wood Frame	24.89	120	73	2,181
Total Estimated Land Improvements True Cash Value =				3,280

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	56,000	92,000			40,563C
2024	19,500	54,900	74,400			39,344C
2023	22,500	48,100	70,600			37,471C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,008
Total Base New : 146,713 E.C.F.
Total Depr Cost: 92,428 X 1.143
Estimated T.C.V: 105,645

(16) Porches/Decks

Area	Type
96	WCP (1 Story)
60	WCP (1 Story)
120	WGEP (1 Story)
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	118,749	74,812
Other Additions/Adjustments					
Porches					
WCP (1 Story)			96	4,208	2,651
WCP (1 Story)			60	3,175	2,000
WGEP (1 Story)			120	10,002	6,301
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Deck					
Treated Wood			20	894	563
			Totals:	146,713	92,428

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 105,645

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYDEN JUDITH K	LYDEN JUDITH K REVOCABLE T	0	07/12/2024	QC	14-INTO/OUT OF TRUST	1188:0042	PROPERTY TRANSFER	0.0
LYDEN GERALD S & JUDITH K	LYDEN JUDITH K	0	07/11/2024	QC	21-NOT USED/OTHER	1188:0041	PROPERTY TRANSFER	0.0
		167,900	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1500 LONG POINT

Owner's Name/Address

LYDEN JUDITH K REVOCABLE TRUST
1500 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-891 P-700 (L-888 P-174&L-591 P-122) 234 LOT 9 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/03/1994
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	860	73	3,868
D/W/P: Brick on Sand	16.54	253	48	2,009
Wood Frame	24.15	140	78	2,637
Total Estimated Land Improvements True Cash Value =				8,514

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	90,600	126,600			46,810C
2024	19,500	88,800	108,300			45,403C
2023	22,500	78,300	100,800			43,241C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1384 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,476
Total Base New : 217,820 E.C.F.
Total Depr Cost: 147,810 X 1.143
Estimated T.C.V: 168,947

(16) Porches/Decks

Area	Type
84	CCP (1 Story)
668	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 640
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1384 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,384			
1 Story	Siding	Overhang	52			
1 Story	Siding	Overhang	40			
			Total:	167,953	114,208	
Other Additions/Adjustments						
Exterior						
Stone Veneer			152	5,195	3,533	
Plumbing						
3 Fixture Bath			1	3,860	2,625	
Porches						
CCP (1 Story)			84	2,208	1,501	
Deck						
Treated Wood			668	8,918	6,064	
Treated Wood			16	715	179	*2
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			640	21,331	14,505	
Common Wall: 1 Wall			1	-2,045	-1,391	
Water/Sewer						
Public Sewer			1	1,326	902	
Water Well, 150 Feet			1	8,359	5,684	
			Totals:	217,820	147,810	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 168,947

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYDEN JUDITH K	LYDEN JUDITH K REVOCABLE T	0	07/12/2024	QC	14-INTO/OUT OF TRUST	1188:0042	PROPERTY TRANSFER	0.0
LYDEN GERALD S & JUDITH K	LYDEN JUDITH K	0	07/11/2024	QC	21-NOT USED/OTHER	1187:0041	PROPERTY TRANSFER	0.0

Property Address

LONG POINT

Owner's Name/Address

LYDEN JUDITH K REVOCABLE TRUST
1500 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-891 P-700 (L-888 P-174&L-591 P-122)234
LOT 10 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			17,023C
2024	19,500	0	19,500			16,512C
2023	22,500	0	22,500			15,726C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ROBERT J & ALLEGRA J	MILLER JARRETT L & PEPPER	450,000	12/19/2024	OTH	20-MULTI PARCEL SALE REF	1188:2578	PROPERTY TRANSFER	100.0
SMITH ROBERT J	SMITH ROBERT J & ALLEGRA J	0	05/15/2024	OTH	07-DEATH CERTIFICATE	1187:2163	PROPERTY TRANSFER	0.0
SMITH ALLEGRA J		0	02/11/2024	OTH	07-DEATH CERTIFICATE	1187:2162	OTHER	0.0
SMITH ROBERT J & ALLEGRA J	SMITH ROBERT J & ALLEGRA J	0	06/25/2015	QC	09-FAMILY	1152-2007	PROPERTY TRANSFER	0.0

Property Address

LONG POINT

Owner's Name/Address

MILLER JARRETT L & PEPPER A
72952 SOLANUS DR
ROMEO MI 48065

Tax Description

L-558 P-165 234 LOT 11 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			36,000S
2024	19,500	0	19,500			12,246C
2023	22,500	0	22,500			11,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ROBERT J	SMITH ROBERT J & ALLEGRA J	0	05/15/2024	OTH	07-DEATH CERTIFICATE	1187:2163	PROPERTY TRANSFER	0.0
SMITH ALLEGRA J		0	02/11/2024	OTH	07-DEATH CERTIFICATE	1187:2162	OTHER	0.0
SMITH ROBERT J & ALLEGRA J	SMITH ROBERT J & ALLEGRA J	0	06/25/2015	QC	09-FAMILY	1152-2007	PROPERTY TRANSFER	0.0

Property Address

LONG POINT

Owner's Name/Address

SMITH ROBERT J & ALLEGRA J TRUST
4747 FEHN RD
HEMLOCK MI 48626

Tax Description

L-558 P-165 234 LOT 12 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.15	140	48	1,623

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RAIPD/25 S/RAISFPEL	4.40	32	25	35
Total Estimated Land Improvements True Cash Value =				1,658

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	800	36,800			12,625C
2024	19,500	800	20,300			12,246C
2023	22,500	800	23,300			11,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ROBERT J	SMITH ROBERT J & ALLEGRA J	0	05/15/2024	OTH	07-DEATH CERTIFICATE	1187:2163	PROPERTY TRANSFER	0.0
SMITH ALLEGRA J		0	02/11/2024	OTH	07-DEATH CERTIFICATE	1187:2162	OTHER	0.0
SMITH ROBERT J & ALLEGRA J	SMITH ROBERT J & ALLEGRA J	0	06/25/2015	QC	09-FAMILY	1152-2007	PROPERTY TRANSFER	0.0

Property Address

LONG POINT

Owner's Name/Address

SMITH ROBERT J & ALLEGRA J TRUST
4747 FEHN RD
HEMLOCK MI 48626

Tax Description

234 L-558 P-165 LOT 13 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			12,625C
2024	19,500	0	19,500			12,246C
2023	22,500	0	22,500			11,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EVANS JERRY R & KATHY L	MCGUIRE ARCHIE D	102,500	04/20/2018	WD	03-ARM'S LENGTH	1165:2237	PROPERTY TRANSFER	100.0
		148,500	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1444 LONG POINT

Owner's Name/Address

MCGUIRE ARCHIE D
1444 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

(L-929P-447&L-833P-175&L-491 P-595) 234 L-1012 P-1016 1444 LONG POINT DRLOT 14 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/17/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	25.34	108	48	1,314
Total Estimated Land Improvements True Cash Value =				1,314

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	53,000	89,000			53,814C
2024	19,500	52,100	71,600			52,196C
2023	22,500	45,400	67,900			49,711C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 832
Total Base New : 132,466 E.C.F.
Total Depr Cost: 96,701 X 1.143
Estimated T.C.V: 110,529

(16) Porches/Decks

Area	Type
35	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	832		
			Total:	103,247	75,372
Other Additions/Adjustments					
Porches					
CPP			35	884	645
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	14,988	10,941
Common Wall: 1 Wall			1	-2,045	-1,493
Water/Sewer					
Public Sewer			1	1,326	968
Water Well, 150 Feet			1	8,359	6,102
Fireplaces					
Exterior 1 Story			1	5,707	4,166
			Totals:	132,466	96,701

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 110,529

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGUIRE ARCHIE	PASTOR CRAIG	0	07/26/2021	QC	05-CORRECTING TITLE	1177:1970	PROPERTY TRANSFER	16.7
PASTOR CRAIG	MCGUIRE ARCHIE	0	11/18/2020	QC	21-NOT USED/OTHER	1175:0003	PROPERTY TRANSFER	16.7
MCMILLEN LEONARD G & MARJO	PASTOR CRAIG	28,000	09/22/2018	WD	03-ARM'S LENGTH	1167:0695	PROPERTY TRANSFER	100.0

Property Address

LONG POINT

Owner's Name/Address

PASTOR CRAIG
20072 PARKER ST
LIVONIA MI 48152

Tax Description

(L-1019P-2659&L-440 P-638& L-621 P-361)
234 L-1020 P-1538 LOT 15 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			17,545C
2024	19,500	0	19,500			17,018C
2023	22,500	0	22,500			16,208C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-016-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCMILLEN LEONARD G & MARJO	DULL BRYAN M & LORI	186,500	01/26/2023	WD	21-NOT USED/OTHER	1183:839	PROPERTY TRANSFER	100.0

Property Address

1414 LONG POINT DR

Owner's Name/Address

DULL BRYAN M & LORI
6655 RHODES RD
HOUGHTON LAKE MI 48629

Tax Description

(L-1019 P-2659 &L-440 P-638 L-621 P-361)234 L-1020 P-1538 LOTS 16 & 17 HOLIDAY SANDS. COMBINED ON 01/01/2024 FROM 006-241-017-0000, 006-241-016-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: NEW PARCEL 2024

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	12/27/2023	PB23-0054A	COMPLETE
Demolish	03/22/2023	PB23-0052	COMPLETE
Res. Add/Alter/Repair	03/22/2023	PB23-0054	NOT STARTE

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	90.00	1.0000	0.7746	1200	100		55,771
LG PT/N CANAL	60.00	90.00	1.0000	0.7746	1200	100		55,771
120 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	111,542

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	932	25	1,533
D/W/P: 3.5 Concrete	6.58	149	95	931
D/W/P: 3.5 Concrete	6.58	56	95	350
Fencing: Wire Mesh, #9	3.79	480	48	873
Wood Frame	28.00	120	50	1,680
Wood Frame	37.68	49	73	1,348
Total Estimated Land Improvements True Cash Value =				6,715

Work Description for Permit PB23-0054A, Issued 12/27/2023: ADDING TO DECK, ROSCOMMON COUNTY LAND USE PERMIT #4634 ISSUED 11/13/2023 8X12 12X20
Work Description for Permit PB23-0052, Issued 03/22/2023: DEMO OF 12 X 16 = 192 SQUARE FEET METAL AND GLASS SOLARIUM. LAKE TOWNSHIP LAND USE DATED 3/20/23 #004553.
Work Description for Permit PB23-0054, Issued 03/22/2023: 12 X 16 = 192 SQUARE FEET ENCLOSED PORCH. LAKE TOWNSHIP LAND USE DATED 3/20/23 #004552.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	55,800	128,000	183,800			161,014C
2024	30,200	125,100	155,300			155,300S
2023	0	0	0			0

Who	When	What
QT	11/15/2024	INSPECTED
QT	11/14/2023	INSPECTED
QT	09/14/2023	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 1,680
Total Base New : 259,402 E.C.F.
Total Depr Cost: 213,242 X 1.143
Estimated T.C.V: 243,736

(16) Porches/Decks

Area	Type
200	4in Concrete
80	Roof Cover Onl
256	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 884
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,008			
1 Story	Siding	Slab	480			
1 Story	Siding	Crawl Space	192			*9
			Total:	208,924	171,592	

Other Additions/Adjustments				
Plumbing				
2 Fixture Bath	1	3,108	2,486	
Deck				
Treated Wood	256	4,869	4,626	*9
w/Roof (Roof portion)	80	1,509	1,434	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	884	30,374	24,299	
Common Wall: 1/2 Wall	1	-1,106	-885	
Water/Sewer				
Public Sewer	1	1,494	1,195	
Water Well, 150 Feet	1	8,594	6,875	
Porches				
4in Concrete	200	1,636	1,620	*9
	Totals:	259,402	213,242	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 243,736

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCMILLEN LEONARD G & MARJO	DULL BRYAN M & LORI	186,500	01/26/2023	WD	20-MULTI PARCEL SALE REF	1183:839	PROPERTY TRANSFER	100.0
MCMILLEN MARJORIE L		0	01/26/2020	OTH	07-DEATH CERTIFICATE	1183:837	OTHER	0.0

Property Address

LONG POINT DR

Owner's Name/Address

DULL BRYAN M & LORI
6655 RHODES RD
HOUGHTON LAKE MI 48629

Tax Description

(L-1019 P-2659 &L-440 638 L-621 P-361)
234 L-1020 P-1538 LOT 18 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	16	25	115
Total Estimated Land Improvements True Cash Value =				115

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			20,104C
2024	19,500	0	19,500			19,500S
2023	22,500	0	22,500			11,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		189,000	09/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

MAREK BRIAN J & NANCY L
3691 ORLEANS WAY
HOLT MI 48842

Tax Description

L-901 P-34 (L-651 P-530) 234 LOT 19 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	50	295
D/W/P: 3.5 Concrete	6.16	120	50	369
Total Estimated Land Improvements True Cash Value =				664

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	12,600	48,600			23,316C
2024	19,500	12,400	31,900			22,615C
2023	22,500	11,000	33,500			21,539C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2005	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. Few	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
1 No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 17
Floor Area: 0
Total Base New : 26,896 E.C.F.
Total Depr Cost: 21,900 X 1.143
Estimated T.C.V: 25,032

(16) Porches/Decks

Area	Type
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2005
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	21,717	
Deck						
Treated Wood			16	731	183	*2
			Totals:	26,896	21,900	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 25,032

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1394 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	10/19/2022	PB22-0433	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
MAREK BRIAN J & NANCY L 3691 ORLEANS WAY HOLT MI 48842	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-901 P-34 (L-651 P-530) 234 LOT 20 HOLIDAY SANDS.

Comments/Influences

Who	When	What
QT	11/02/2022	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	882	73	4,237
Total Estimated Land Improvements True Cash Value =				4,237

Work Description for Permit PB22-0433, Issued 10/19/2022: 268 TOTAL SQ FT UNATTACHED DECK; LAKE TOWNSHIP LAND USE PERMIT #4529 DATED 8/16/22; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 9/1/22

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	81,900	117,900			44,356C
2024	19,500	80,500	100,000			43,023C
2023	22,500	70,700	93,200			40,975C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 932 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,140
Total Base New : 184,313 E.C.F.
Total Depr Cost: 135,621 X 1.143
Estimated T.C.V: 155,015

(16) Porches/Decks

Area	Type
256	Treated Wood
50	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 932 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	832			
1 Story	Siding	Crawl Space	100			
			Total:	143,316	104,620	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	3,108	2,269	
Deck						
Treated Wood			256	4,869	4,626	*9
Treated Wood			50	1,753	1,280	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	16,268	
Common Wall: 1/2 Wall			1	-1,106	-807	
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
			Totals:	184,313	135,621	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 155,015

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		96,500	11/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1378 LONG POINT

Owner's Name/Address

RISS PATRICIA A &
BERWALD KATHY J
1378 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-814 P-224 234 LOT 21 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 02/15/2013
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	12/28/2008	PB07-0389	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 05/17/2024 INSPECTED
CW 07/22/2019 INSPECTED
DMG 08/21/2013 INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	16	75	486
D/W/P: 3.5 Concrete	6.58	888	73	4,265
D/W/P: Brick on Sand	18.02	218	73	2,867
Total Estimated Land Improvements True Cash Value =				7,618

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	200,700	236,700			64,852C
2024	19,500	197,100	216,600			62,903C
2023	22,500	174,500	197,000			59,908C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2008	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 996 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 17
Floor Area: 2,256
Total Base New : 394,152 E.C.F.
Total Depr Cost: 327,149 X 1.143
Estimated T.C.V: 373,931

(16) Porches/Decks

Area	Type
420	Composite
140	Composite
70	Composite

(17) Garage

Year Built: 2008
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 2008
(11) Heating System: Forced Heat & Cool
Ground Area = 996 SF Floor Area = 2256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	996		
1 Story	Siding	Overhang	264		
			Total:	321,891	267,170
Other Additions/Adjustments					
Exterior					
Stone Veneer			72	3,358	2,787
Plumbing					
3 Fixture Bath			1	6,832	5,671
Garages					
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			660	35,330	29,324
Common Wall: 1.5 Wall			1	-4,675	-3,880
Water/Sewer					
Public Sewer			1	1,914	1,589
Water Well, 150 Feet			1	9,232	7,663
Fireplaces					
Prefab 1 Story			1	3,666	3,043
Deck					
Composite			420	7,438	6,174
Composite w/Roof (Deck Portion)			140	3,527	2,927
Composite w/Roof (Roof portion)			140	3,308	2,746
Composite			70	2,331	1,935
			Totals:	394,152	327,149

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 373,931

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROMBLEY JAMES H & ROSE M	DEVEREAUX DANIEL G & SARAH	217,000	10/29/2021	WD	03-ARM'S LENGTH	1178:2239	PROPERTY TRANSFER	100.0

Property Address

1370 LONG POINT

Owner's Name/Address

DEVEREAUX DANIEL G & SARAH D
7169 RICH RD
FOSTORIA MI 48435

Tax Description

L-675 P-686 234 LOT 22 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	35.00	500.00	1.0000	1.8257	1200	100		76,681
35 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	76,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1140	73	5,476
D/W/P: 3.5 Concrete	6.58	48	73	231
D/W/P: Brick on Sand	18.02	368	73	4,841
Wood Frame	29.53	96	74	2,098
Total Estimated Land Improvements True Cash Value =				12,646

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	38,300	94,800	133,100			98,663C
2024	20,800	92,900	113,700			95,697C
2023	24,000	81,900	105,900			91,140C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 1,080
Total Base New : 184,354 E.C.F.
Total Depr Cost: 147,485 X 1.143
Estimated T.C.V: 168,575

(16) Porches/Decks

Area	Type
428	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 476
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 864 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	864		
			Total:	140,102	112,083
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,717
Deck					
Treated Wood			428	6,822	5,458
Treated Wood			48	1,730	1,384
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			476	19,521	15,617
Common Wall: 1/2 Wall			1	-1,106	-885
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Fireplaces					
Wood Stove			1	2,551	2,041
			Totals:	184,354	147,485

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 168,575

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHTER DAVID	RICHTER DAVID R [LE]	0	02/04/2022	QC	15-LADY BIRD	1179:1871	DEED	0.0
DEVEREAUX DANIEL & SARAH	RICHTER DAVID	175,000	09/29/2021	WD	03-ARM'S LENGTH	1178:1285	PROPERTY TRANSFER	100.0
JOHNSON WALDO D ESTATE	DEVEREAUX DANIEL & SARAH	80,000	09/05/2014	WD	03-ARM'S LENGTH	1143-1710	PROPERTY TRANSFER	100.0

Property Address

1330 LONG POINT

Owner's Name/Address

RICHTER DAVID R [LE]
109 ASPEN WAY
SOUTH LYON MI 48178

Tax Description

L-559 P-691 234 LOT 23 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	35.00	500.00	1.0000	1.8257	1200	100		76,681
35 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	76,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	837	48	2,643
Total Estimated Land Improvements True Cash Value =				2,643

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	38,300	76,900	115,200			83,318C
2024	20,800	75,500	96,300			80,813C
2023	24,000	66,200	90,200			76,965C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1056 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,056
Total Base New : 173,380 E.C.F.
Total Depr Cost: 128,302 X 1.143
Estimated T.C.V: 146,649

(16) Porches/Decks

Area	Type
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 540
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	140,175	103,729
Other Additions/Adjustments					
Deck					
Treated Wood			192	4,028	2,981
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			540	21,308	15,768
Common Wall: 1 Wall			1	-2,219	-1,642
Water/Sewer					
Public Sewer			1	1,494	1,106
Water Well, 150 Feet			1	8,594	6,360
			Totals:	173,380	128,302

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 146,649

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST SUSAN J	BERWALD KATHY J & WEST TOI	60,000	09/20/2019	WD	16-LC PAYOFF	1170:1522	DEED	0.0
WEST ROY GLENN		0	09/08/2016	OTH	07-DEATH CERTIFICATE	1170:1521	OTHER	0.0
WEST ROY G & SUSAN J	WEST TODD C & BERWALD KATH	60,000	10/01/2015	LC	09-FAMILY	1155-363	PROPERTY TRANSFER	0.0

Property Address

1310 LONG POINT

Owner's Name/Address

BERWALD KATHY J & WEST TODD C
8404 FREDERICK DR
WASHINGTON MI 48094

Tax Description

L-619 P-484 234 LOT 24 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/07/2019	PB19-0077	COMPLETE
HOUSE	10/09/2015	2015-8888	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/22/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	35.00	500.00	1.0000	1.8257	1200	100		76,681
35 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	76,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1053	71	2,317
D/W/P: 3.5 Concrete	6.58	38	71	177
Total Estimated Land Improvements True Cash Value =				2,494

Work Description for Permit PB19-0077, Issued 05/07/2019: 12 x 20 = 240 TOTAL SQ FT SINGLE FAMILY RESIDENTIAL OPEN TREATED DECK LAKE TOWNSHIP LAND USE PERMIT #4226 ROSCOMMON COUNTY SOIL EROSION WAIVER DATED 5/6/2019
Work Description for Permit 2015-8888, Issued 10/09/2015: PLEASE CHECK FOR MFG HOME MEASURE EVERYTHING AND TAKE PICS OF ALL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	38,300	50,500	88,800			46,220C
2024	20,800	48,500	69,300			44,831C
2023	24,000	42,300	66,300			42,697C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1997	0

Condition: Good

Room List

	Basement
6	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 17
Floor Area:
Total Base New : 130,988 E.C.F.
Total Depr Cost: 81,341 X 1.143
Estimated T.C.V: 92,973

(16) Porches/Decks

Area	Type
220	Treated Wood
240	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 1997
(11) Heating System: Forced Warm Air
Ground Area = 1026 SF Floor Area = 1026 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1026			
			Total:	76,388	46,595	
Other Additions/Adjustments						
42" frost-free footings, foundation			130	7,667	4,677	
Plumbing						
3 Fixture Bath			1	3,054	1,863	
Deck						
Treated Wood			220	4,413	2,692	
Composite			240	4,800	4,368	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			660	24,578	14,993	
Water/Sewer						
Public Sewer			1	1,494	911	
Water Well, 150 Feet			1	8,594	5,242	
			Totals:	130,988	81,341	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 92,973

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAUCK MARVIN & BARBARA	HENZI MARK & JULIANNE	99,500	11/12/2014	WD	03-ARM'S LENGTH	1144-2432	PROPERTY TRANSFER	100.0

Property Address

1260 LONG POINT

Owner's Name/Address

HENZI MARK & JULIANNE
3133 CROOKED LAKE RD
HOWELL MI 48843

Tax Description

L-419 P-169 234 LOT 25 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	01/01/2016	PB16-0032	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
MH	11/14/2017	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	35.00	500.00	1.0000	1.8257	1200	100		76,681
35 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	76,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	168	94	973
D/W/P: 3.5 Concrete	6.16	144	94	834
D/W/P: 3.5 Concrete	6.16	570	94	3,300
Wood Frame	24.00	144	63	2,177
Total Estimated Land Improvements True Cash Value =				7,284

Work Description for Permit PB16-0032, Issued 01/01/2016: GARAGE/CONCRETE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	38,300	59,300	97,600			56,979C
2024	20,800	58,100	78,900			55,266C
2023	24,000	51,000	75,000			52,635C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 988 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 988
Total Base New : 143,502 E.C.F.
Total Depr Cost: 94,548 X 1.143
Estimated T.C.V: 108,068

(16) Porches/Decks

Area	Type
196	CSEP (1 Story)

(17) Garage

Year Built: 2017
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	988			
			Total:	113,080	71,241	
Other Additions/Adjustments						
Porches						
CSEP (1 Story)			196	7,377	4,648	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			320	13,360	12,558	*9
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
			Totals:	143,502	94,548	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 108,068

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAY DEBRA & SPEAR JODI A	KINGMAN KEVIN P	251,000	12/16/2024	WD	03-ARM'S LENGTH	1188:2545	PROPERTY TRANSFER	100.0
FUHRMANN MARTIN G & KAREN	KAY DEBRA & SPEAR JODI A	229,900	06/06/2023	WD	03-ARM'S LENGTH	1184:1195	PROPERTY TRANSFER	100.0
		134,000	07/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1246 LONG POINT

Owner's Name/Address

KINGMAN KEVIN P
1246 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-1032 P-227-229
(L-979P-2486&L-490P-66)234 LOT 26 HOLIDAY SANDS. 1246 LONG POINT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/16/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	30.00	500.00	1.0000	1.8257	1200	100		65,727
30 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	65,727

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	564	48	1,781
D/W/P: 3.5 Concrete	6.58	12	48	38
Total Estimated Land Improvements True Cash Value =				1,819

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	32,900	68,500	101,400			101,400S
2024	17,800	53,100	70,900			70,900S
2023	20,500	46,300	66,800			36,594C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 760 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 17
Floor Area: 760
Total Base New : 137,966 E.C.F.
Total Depr Cost: 114,511 X 1.143
Estimated T.C.V: 130,886

(16) Porches/Decks

Area	Type
168	CGEP (1 Story)
16	CCP (1 Story)
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 760 SF Floor Area = 760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	760		
			Total:	101,180	83,979
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			168	11,004	9,133
CCP (1 Story)			16	806	669
Deck					
Treated Wood			160	3,578	2,970
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			308	14,636	12,148
Common Wall: 1.5 Wall			1	-3,326	-2,761
Water/Sewer					
Public Sewer			1	1,494	1,240
Water Well, 150 Feet			1	8,594	7,133
			Totals:	137,966	114,511

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 130,886

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WING GERALD R & JANET S ET	MICHALAK MICHAEL & PENNY	390,000	08/03/2020	WD	20-MULTI PARCEL SALE REF	1173:1140	PROPERTY TRANSFER	100.0
WING, GERALD & JANET	WING, GERALD & JANET & MAT	0	06/08/2011	WD	21-NOT USED/OTHER	1104/1875	OTHER	0.0
WING HAROLD R TRUST 9/18/0	WING, GERALD & JANET	0	08/21/2009	WD	21-NOT USED/OTHER	1086/2424	OTHER	100.0

Property Address

LONG POINT

Owner's Name/Address

MICHALAK MICHAEL & PENNY
1280 CONNER STATION RD
SIMPSONVILLE KY 40067

Tax Description

L-899 P-277 (L-857 P-427&L-352 P-563)234
LOT 27 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	692	73	3,324
D/W/P: 3.5 Concrete	6.58	16	73	77
D/W/P: 3.5 Concrete	6.58	20	73	96
D/W/P: Asphalt Paving	3.10	156	48	232
Total Estimated Land Improvements True Cash Value =				3,729

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	29,100	65,100			38,981C
2024	19,500	28,600	48,100			37,809C
2023	22,500	24,400	46,900			36,009C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 0
Total Base New : 60,202 E.C.F.
Total Depr Cost: 46,957 X 1.143
Estimated T.C.V: 53,672

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1260
% Good: 0
Storage Area: 390
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Storage Over Garage			390	5,359	4,180
Base Cost			1260	44,755	34,909
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
			Totals:	60,202	46,957

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 53,672

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WING GERALD R & JANET S ET	MICHALAK MICHAEL & PENNY	390,000	08/03/2020	WD	20-MULTI PARCEL SALE REF	1173:1140	PROPERTY TRANSFER	100.0
WING GERALD R & JANET S	WING, GERALD, JANET, MATTH	0	06/08/2011	WD	21-NOT USED/OTHER	1104/1876	OTHER	0.0
		80,000	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

MICHALAK MICHAEL & PENNY
1280 CONNER STATION RD
SIMPSONVILLE KY 40067

Tax Description

L-1015 P-2693 (L-264 P-462) 234 LOT 28 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			17,611C
2024	19,500	0	19,500			17,082C
2023	22,500	0	22,500			16,269C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHALAK MICHAEL & PENNY	SHANNON HELEN D & MARK A	495,950	10/04/2024	WD	03-ARM'S LENGTH	1188:1304	PROPERTY TRANSFER	100.0
WING GERALD R & JANET S ET	MICHALAK MICHAEL & PENNY	390,000	08/03/2020	WD	19-MULTI PARCEL ARM'S LEN	1173:1140	PROPERTY TRANSFER	100.0
WING GERALD R & JANET S	WING, GERALD, JANET, MATTH	0	06/08/2011	WD	21-NOT USED/OTHER	1104/1877	OTHER	0.0
		20,000	08/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1210 LONG POINT

Owner's Name/Address

SHANNON HELEN D & MARK A
1210 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-676 P-662 234 LOT 29 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/04/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	73	4,035
Total Estimated Land Improvements True Cash Value =				4,035

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	169,500	205,500			205,500S
2024	19,500	166,500	186,000			140,081C
2023	22,500	147,100	169,600			133,411C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1234 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 12
Floor Area: 1,779
Total Base New : 324,495 E.C.F.
Total Depr Cost: 285,557 X 1.143
Estimated T.C.V: 326,392

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
448	Treated Wood
25	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1234 SF Floor Area = 1779 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,090		
1 Story	Siding	Crawl Space	144		
			Total:	257,829	226,891

Other Additions/Adjustments			
Exterior			
Brick Veneer	184	3,770	3,318
Plumbing			
3 Fixture Bath	1	6,832	6,012
Porches			
CCP (1 Story)	40	1,589	1,398
Deck			
Treated Wood	448	7,441	6,548
Treated Wood	25	1,251	1,101
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	27,694	24,371
Common Wall: 1.5 Wall	1	-3,973	-3,496
Water/Sewer			
Public Sewer	1	1,914	1,684
Water Well, 150 Feet	1	9,232	8,124
Fireplaces			
Interior 1 Story	1	6,916	6,086
Local Cost Items			
STAND BY GENERATOR	1	4,000	3,520

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2151	OTHER	0.0

Property Address

123 LONG POINT

Owner's Name/Address

SENSOR FAMILY TRUST
123 SUNDOWN PT
HOUGHTON LAKE MI 48629

Tax Description

L-705 P-428 234 LOT 30 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	10/16/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	16	73	77
Total Estimated Land Improvements True Cash Value =				77

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	14,300	50,300			27,010C
2024	19,500	14,000	33,500			26,198C
2023	22,500	12,500	35,000			24,951C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 0
Total Base New : 33,696 E.C.F.
Total Depr Cost: 24,598 X 1.143
Estimated T.C.V: 28,116

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1560	33,696	24,598
			Totals:	33,696	24,598

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 28,116

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEERS DAVID & PATRICIA	GEERS COTTAGE TRUST	0	12/15/2020	QC	14-INTO/OUT OF TRUST	1175:0053	PROPERTY TRANSFER	0.0

Property Address

1191 LONG POINT

Owner's Name/Address

GEERS COTTAGE TRUST
13600 SIENNA PASS
DEWITT MI 48820

Tax Description

L-947 P-235 (L-663 P-43) 234 LOT 31 HOLIDAY SANDS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	07/21/2010	155	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1728	73	8,300
Total Estimated Land Improvements True Cash Value =				8,300

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	33,900	69,900			34,186C
2024	19,500	33,400	52,900			33,159C
2023	22,500	29,900	52,400			31,580C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2003	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 19
Floor Area: 0
Total Base New : 63,416 E.C.F.
Total Depr Cost: 51,367 X 1.143
Estimated T.C.V: 58,712

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2010
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1496
% Good: 0
Storage Area: 748
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2003
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Storage Over Garage			748	10,278	8,325
Base Cost			1496	53,138	43,042
			Totals:	63,416	51,367

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 58,712

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-241-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNER JAMES H TRUST	MATUSIAK PATRICIA J	0	01/21/2020	OTH	21-NOT USED/OTHER	1171:1657	PROPERTY TRANSFER	0.0
WARNER NANCY J TRUST	MATUSIAK PATRICIA J	0	01/21/2020	OTH	21-NOT USED/OTHER	1171:1658	PROPERTY TRANSFER	0.0
WARNER NANCY J		0	06/19/2019	OTH	07-DEATH CERTIFICATE	1171:1652	DEED	0.0
WARNER JAMES H		0	07/19/2016	OTH	07-DEATH CERTIFICATE	1171:1651	OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

MATUSIAK PATRICIA J
873 ROSEWOOD BLVD
MIDLAND MI 48640

Tax Description

L-964 P-507 234 1188 LONG POINT DR LOT 32 HOLIDAY SANDS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	10/16/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	260	48	2,033
D/W/P: 3.5 Concrete	6.58	6	73	28
Total Estimated Land Improvements True Cash Value =				2,061

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	12,500	48,500			21,063C
2024	19,500	12,300	31,800			20,430C
2023	22,500	11,000	33,500			19,458C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 0
Total Base New : 25,320 E.C.F.
Total Depr Cost: 19,750 X 1.143
Estimated T.C.V: 22,574

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 504
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	832	17,064	13,310
Carports			
Comp.Shingle	504	8,256	6,440
	Totals:	25,320	19,750

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 22,574

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNER JAMES H TRUST	MATUSIAK PATRICIA J	0	01/21/2020	OTH	21-NOT USED/OTHER	1171:1659	PROPERTY TRANSFER	0.0
WARNER NANCY J TRUST	MATUSIAK PATRICIA J	0	01/21/2020	OTH	21-NOT USED/OTHER	1171:1660	PROPERTY TRANSFER	0.0
WARNER NANCY J		0	06/19/2019	OTH	07-DEATH CERTIFICATE	1171:1652	DEED	0.0
WARNER JAMES H		0	07/19/2016	OTH	07-DEATH CERTIFICATE	1171:1651	OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

MATUSIAK PATRICIA J
873 ROSEWOOD BLVD
MIDLAND MI 48640

Tax Description

L-964 P-508 (L-539 P-55) 234 LOT 33
HOLIDAY SANDS NO 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	10/16/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			12,625C
2024	19,500	0	19,500			12,246C
2023	22,500	0	22,500			11,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BADGLEY GALE P	BADGLEY GALE P REVOCABLE T	0	01/02/2020	WD	14-INTO/OUT OF TRUST	1171:1766	PROPERTY TRANSFER	0.0
MORRIS DONALD & MORRIS DAV	BADGLEY GALE P	115,000	11/03/2017	WD	03-ARM'S LENGTH	1164:0391	PROPERTY TRANSFER	100.0
MORRIS EUGENE K ESTATE	MORRIS DONALD & MORRIS DAV	115,000	11/02/2017	OTH	08-ESTATE		PROPERTY TRANSFER	100.0
MORRIS EUGENE K	MORRIS EUGENE K [LE]	0	02/18/2017	QC	09-FAMILY	1164:0386	PROPERTY TRANSFER	0.0

Property Address

1156 LONG POINT

Owner's Name/Address

BADGLEY GALE P REVOCABLE TRUST
15375 YORKLEIGH DR
LANSING MI 48906

Tax Description

L-706 P-524-525 234 1156 LONG POINT DR
LOT 34 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	794	48	2,348
Total Estimated Land Improvements True Cash Value =				2,348

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	65,800	101,800			63,576C
2024	19,500	64,500	84,000			61,665C
2023	22,500	56,600	79,100			58,729C

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1268 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,268
Total Base New : 174,782 E.C.F.
Total Depr Cost: 110,113 X 1.143
Estimated T.C.V: 125,859

(16) Porches/Decks

Area	Type
84	Treated Wood
180	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1268 SF Floor Area = 1268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,268		
			Total:	144,798	91,223
Other Additions/Adjustments					
Deck					
Treated Wood			84	2,277	1,435
Treated Wood			180	3,775	2,378
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			396	15,270	9,620
Common Wall: 1/2 Wall			1	-1,023	-644
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	174,782	110,113

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 125,859

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-035-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUKATCH CHRISTOPHER A & LO	LUKATCH CHRISTOPHER A & LO	0	04/10/2024	QC	15-LADY BIRD	1187:459	DEED	0.0
LUKATCH FAMILY TRUST	LUKATCH CHRISTOPHER A & LO	0	04/09/2024	QC	14-INTO/OUT OF TRUST	1187:459	DEED	0.0
BUSSER CONSTANCE M ESTATE	LUKATCH FAMILY TRUST	0	07/08/2010	WD	08-ESTATE	1095:193	DEED	0.0

Property Address

1140 LONG POINT

Owner's Name/Address

LUKATCH CHRISTOPHER A & LORI L [LE]
1140 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L1095/P190-3 L757/P690 234 LOTS 35 & 36 HOLIDAY SANDS NO 2 SPLIT/COMBINED ON 02/21/2015 FROM 006-242-036-0000, 006-242-035-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/25/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	07/25/2014	14136	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	120.00	150.00	1.0000	1.0000	1200	100		144,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	144,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1586	73	7,618
Total Estimated Land Improvements True Cash Value =				7,618

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	72,000	129,300	201,300			83,107C
2024	39,000	126,800	165,800			80,609C
2023	45,000	112,200	157,200			76,771C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1552 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 27
Floor Area: 1,552
Total Base New : 284,181 E.C.F.
Total Depr Cost: 214,130 X 1.143
Estimated T.C.V: 244,751

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
536	CPP
140	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1552 SF Floor Area = 1552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,552			
			Total:	192,570	140,560	
Other Additions/Adjustments						
Exterior						
Stone Veneer			162	6,150	4,489	
Plumbing						
3 Fixture Bath			1	4,646	3,392	
Porches						
CCP (1 Story)			80	2,306	1,683	
CPP			536	8,297	6,057	
Deck						
Treated Wood			140	3,279	2,394	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,808	18,110	
Common Wall: 1.5 Wall			1	-4,028	-2,940	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			832	32,065	29,500	*9
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	284,181	214,130	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		25,000	03/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
1120 LONG POINT

Owner's Name/Address
BROWN KENNETH L & JEAN A
604 OAK RD
CLEAR LAKE SHORES TX 77565

Tax Description
L-953 P-548 (L-365 P-496) 234 LOT 37 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	6	73	28
Total Estimated Land Improvements True Cash Value =				28

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	14,700	50,700			26,203C
2024	19,500	14,400	33,900			25,416C
2023	22,500	12,800	35,300			24,206C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 0
Total Base New : 32,429 E.C.F.
Total Depr Cost: 25,295 X 1.143
Estimated T.C.V: 28,912

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	32,429	25,295
			Totals:	32,429	25,295

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 28,912

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
LONG POINT

Owner's Name/Address
BROWN KENNETH L & JEAN A 604 OAK RD CLEAR LAKE SHORES TX 77565

Tax Description
L-953 P-548 (L-447 P-620) 234 LOT 38 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	10/16/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			17,023C
2024	19,500	0	19,500			16,512C
2023	22,500	0	22,500			15,726C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAKER JOSEPH ELLIOT & DEVI	FRANKS RICHARD L & RUTH A	154,000	11/22/2016	WD	03-ARM'S LENGTH	1160/2176	PROPERTY TRANSFER	100.0
BAKER JOSEPH ELLIOT & DEVI	BAKER JOSEPH ELLIOT & DEVI	0	02/29/2012	QC	21-NOT USED/OTHER	1113/1164	DEED	0.0
FERN	BAKER JOSEPH	152,900	01/27/2006	WD	03-ARM'S LENGTH	L-1039 P-1299	DEED	100.0
		152,900	01/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1068 LONG POINT

Owner's Name/Address

FRANKS RICHARD L & RUTH A
1068 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

(L-961P-615&L-845P-146&L-693 P-317) 234
L-1039 P-1299 LOT 39 HOLIDAY SANDS NO 2.
1068 LONG POINT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/25/2016

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	81.00	150.00	1.0000	1.0000	1200	100		97,200
81 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	97,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1188	73	5,342
Total Estimated Land Improvements True Cash Value =				5,342

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	48,600	77,000	125,600			77,626C
2024	26,300	75,700	102,000			75,292C
2023	30,400	66,500	96,900			71,707C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1215 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 28
Floor Area: 1,215
Total Base New : 176,211 E.C.F.
Total Depr Cost: 126,871 X 1.143
Estimated T.C.V: 145,014

(16) Porches/Decks

Area	Type
66	CCP (1 Story)
228	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1215 SF Floor Area = 1215 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,215		
			Total:	139,558	100,481
Other Additions/Adjustments					
Porches					
CCP (1 Story)			66	1,779	1,281
Deck					
Treated Wood			228	4,416	3,180
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			616	23,285	16,765
Common Wall: 1 Wall			1	-2,512	-1,809
Water/Sewer					
Public Sewer			1	1,326	955
Water Well, 150 Feet			1	8,359	6,018
			Totals:	176,211	126,871

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 145,014

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-040-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WESTCOTT WARREN J & SPEAR	BLAINE DAVID LIVING TRUST	47,500	09/25/2020	WD	03-ARM'S LENGTH	1174:0178	PROPERTY TRANSFER	100.0
GAINES RICHARD W & DEBORAH	WESTCOTT WARREN J & SPEAR	34,000	06/01/2018	WD	03-ARM'S LENGTH	1166:240	PROPERTY TRANSFER	100.0
GRUCZ LAURIE L TRUST	GAINES RICHARD W & DEBORAH	39,900	04/08/2016	WD	03-ARM'S LENGTH	1158-2102	PROPERTY TRANSFER	100.0

Property Address

LONG POINT

Owner's Name/Address

BLAINE DAVID LIVING TRUST &
BLAINE JUDY A LIVING TRUST
4065 MAPLE GROVE
DECKERVILLE MI 48427

Tax Description

L-1040 P-423 (L-641 P-327) 234 LOT 40 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	10/16/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	81.00	100.00	1.0000	0.8165	1200	100		79,363
81 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	79,363

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.74	100	48	180
Wood Frame	23.41	160	48	1,798
Total Estimated Land Improvements True Cash Value =				1,978

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,700	1,000	40,700			20,311C
2024	21,500	1,000	22,500			19,701C
2023	24,800	900	25,700			18,763C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-041-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KETROW RICHARD A & CHRISTI	KETROW RICHARD A & CHRISTI	0	05/16/2019	QC	21-NOT USED/OTHER	1169:0981	DEED	0.0
KETROW RICHARD A & CHRIST	RICH. A & CHRIS. KETROW RE	0	03/18/2008	QC	21-NOT USED/OTHER	1070/138	OTHER	0.0

Property Address

916 LONG POINT

Owner's Name/Address

KETROW RICHARD A & CHRISTINE TRUST
916 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-989 P-218 (L-557 P-426) 234 LOT 41
HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/19/2011

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	800	73	3,843
Wood Frame	35.08	64	48	1,078
Total Estimated Land Improvements True Cash Value =				4,921

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	138,800	177,800			62,546C
2024	21,100	136,200	157,300			60,666C
2023	24,400	120,400	144,800			57,778C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 992 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 2,192
Total Base New : 298,070 E.C.F.
Total Depr Cost: 232,893 X 1.143
Estimated T.C.V: 266,197

(16) Porches/Decks

Area	Type
102	CCP (1 Story)
71	CPP
483	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 992 SF Floor Area = 2192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	992			
1 Story	Siding	Overhang	208			
			Total:	249,460	194,579	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,624	
Porches						
CCP (1 Story)			102	2,858	2,229	
CPP			71	1,595	1,244	
Deck						
Treated Wood			483	7,385	5,760	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			484	22,066	17,211	
Common Wall: 1.5 Wall			1	-4,028	-3,142	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	298,070	232,893	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 266,197

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-042-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOODBURY PAMELA	HART MELONIE A & DANIEL J	115,000	12/18/2018	WD	03-ARM'S LENGTH	1168:0265	PROPERTY TRANSFER	100.0
WOODBURY LEROY D		0	06/02/2018	OTH	07-DEATH CERTIFICATE	1168:0264	OTHER	0.0
		152,500	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
900 LONG POINT

Owner's Name/Address
HART MELONIE A & DANIEL J
5289 CRISTO DR NE
ROCKFORD MI 49341

Tax Description
L-1018 P-586-587 (L-732 P-276) 234 900 LONG POINT DR LOT 42 HOLIDAY SANDS #2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/12/2021	PB21-0131	COMPLETE
Res. Add/Alter/Repair	04/09/2021	PB21-0067	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 4 Rail	21.04	800	48	8,079
D/W/P: 3.5 Concrete	6.16	936	73	4,209
D/W/P: 3.5 Concrete	6.16	144	73	648
Metal Prefab	15.55	100	23	358
Total Estimated Land Improvements True Cash Value =				13,294

Work Description for Permit PB21-0131, Issued 05/12/2021: INSTALL 27 ROOF MOUNT SOLAR PANELS-RESIDENTIAL NO LAND USE PERMIT NEEDED PER KEVIN ROSE, OEO, LAKE TOWNSHIP 5/18/21-3 PANELS ADDED; NO ADDITIONAL COST
Work Description for Permit PB21-0067, Issued 04/09/2021: RE-ROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	72,000	111,000			70,601C
2024	21,100	70,500	91,600			68,479C
2023	24,400	62,100	86,500			65,219C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 864 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,384
Total Base New : 175,940 E.C.F.
Total Depr Cost: 110,842 X 1.143
Estimated T.C.V: 126,692

(16) Porches/Decks

Area	Type
96	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1384 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	864		
1 Story	Siding	Overhang	520		
			Total:	141,668	89,251
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,432
Porches					
CCP (1 Story)			96	2,481	1,563
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			520	20,758	13,078
Common Wall: 1 Wall			1	-2,512	-1,583
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	175,940	110,842

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 126,692

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-043-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRANK LAWRENCE L JR ESTATE	ZAJAC MATTHEW & ASHLEY B	125,000	04/21/2020	WD	03-ARM'S LENGTH	1172:1301	PROPERTY TRANSFER	100.0
FRANK LAWRENCE L JR	FRANK LAWRENCE L JR ESTATE	0	03/13/2019	OTH	07-DEATH CERTIFICATE	1170:2179	OTHER	0.0
FRANK GRACE M		0	10/02/2000	OTH	07-DEATH CERTIFICATE	0939:2349	OTHER	0.0
CLEMENTS FOLYD W	FRANK LAWRENCE L JR & GRAC	27,000	03/13/1991	WD	03-ARM'S LENGTH	0588:426	PROPERTY TRANSFER	0.0

Property Address

888 LONG POINT

Owner's Name/Address

ZAJAC MATTHEW & ASHLEY B
132 SHANNON PARTIN BLVD
SOUTH LYON MI 48178

Tax Description

L-588 P-426 234 LOT 43 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1128	73	5,418
D/W/P: 3.5 Concrete	6.58	45	48	142
D/W/P: Asphalt Paving	3.10	153	48	228
Wood Frame	35.08	64	23	516
Total Estimated Land Improvements True Cash Value =				6,304

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	67,000	106,000			68,923C
2024	21,100	65,800	86,900			66,851C
2023	24,400	57,700	82,100			63,668C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1974	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1120 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,120
Total Base New : 171,729 E.C.F.
Total Depr Cost: 108,189 X 1.143
Estimated T.C.V: 123,660

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1974
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,120		
			Total:	143,110	90,160

Other Additions/Adjustments
Garages

Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	19,637	12,371
Common Wall: 1/2 Wall	1	-1,106	-697
Water/Sewer			
Public Sewer	1	1,494	941
Water Well, 150 Feet	1	8,594	5,414
	Totals:	171,729	108,189

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 123,660

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-044-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BASSETT ELIZABETH A	BECKER WILLIAM & VICKI	136,600	08/19/2016	WD	03-ARM'S LENGTH	1159:-2376	PROPERTY TRANSFER	100.0

Property Address

852 LONG POINT

Owner's Name/Address

BECKER WILLIAM & VICKI
PO BOX 332
WARE SHOALS SC 29692

Tax Description

L1159/P2376 L1137/P965-6 L1137/P963-4 L546/P44 234 LOTS 44 & 45 HOLIDAY SANDS NO 2 SPLIT/COMBINED ON 01/06/2017 FROM 006-242-044-0000, 006-242-045-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	130.00	150.00	1.0000	1.0000	1200	100		156,000
130 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	156,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	612	73	1,291
Total Estimated Land Improvements True Cash Value =				1,291

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	78,000	71,700	149,700			87,509C
2024	42,300	70,300	112,600			84,878C
2023	48,800	61,700	110,500			80,837C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,008
Total Base New : 192,420 E.C.F.
Total Depr Cost: 121,224 X 1.143
Estimated T.C.V: 138,559

(16) Porches/Decks

Area	Type
220	CGEP (1 Story)
365	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	118,749	74,812
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			220	11,821	7,447
Deck					
Treated Wood			365	6,008	3,785
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			504	18,043	11,367
Common Wall: 1 Wall			1	-2,045	-1,288
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	30,159	19,000
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	192,420	121,224

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 138,559

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-046-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		112,000	09/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

850 LONG POINT

Owner's Name/Address

SUSALLA DANIEL J & MICHELE P
4639 LEISURE LN
TRENTON MI 48183

Tax Description

L-963 P-2688 (L-531 P-192) 234 LOT 46 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	75.00	150.00	1.0000	1.0000	1200	100		90,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	534	73	2,401
Total Estimated Land Improvements True Cash Value =				2,401

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	45,000	55,300	100,300			48,298C
2024	24,400	54,200	78,600			46,846C
2023	28,100	47,500	75,600			44,616C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,008
Total Base New : 146,006 E.C.F.
Total Depr Cost: 91,984 X 1.143
Estimated T.C.V: 105,138

(16) Porches/Decks

Area	Type
12	CPP
28	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	118,749	74,812
Other Additions/Adjustments					
Deck					
Treated Wood			28	1,257	792
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			504	18,043	11,367
Common Wall: 1 Wall			1	-2,045	-1,288
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Porches					
CPP			12	317	200
			Totals:	146,006	91,984

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 105,138

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-242-047-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
844 LONG POINT

Owner's Name/Address
GENSLEY ERICH G & SHIRLEY A TRUST 844 LONG POINT DRIVE HOUGHTON LAKE MI 48629

Tax Description
L-369 P-383 234 LOT 47 HOLIDAY SANDS NO 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	86.00	150.00	1.0000	1.0000	1200	100		103,200
86 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	103,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	23	114
D/W/P: 3.5 Concrete	6.58	1758	48	5,553
D/W/P: Patio Blocks	15.61	24	48	180
Wood Frame	37.85	48	48	872
Total Estimated Land Improvements True Cash Value =				6,719

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,600	100,500	152,100			61,325C
2024	28,000	98,300	126,300			59,482C
2023	32,300	86,700	119,000			56,650C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,344
Total Base New : 242,737 E.C.F.
Total Depr Cost: 165,063 X 1.143
Estimated T.C.V: 188,667

(16) Porches/Decks

Area	Type
144	CCP (1 Story)
210	WGEP (1 Story)
215	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 640
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	178,609	121,455
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
CCP (1 Story)			144	3,927	2,670
WGEP (1 Story)			210	15,651	10,643
Deck					
Treated Wood			215	4,345	2,955
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			640	24,026	16,338
Common Wall: 1/2 Wall			1	-1,106	-752
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Wood Stove			1	2,551	1,735
			Totals:	242,737	165,063

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 188,667

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-048-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALVIS ANN D & DENNIS	ALVIS FAMILY REV LIVING TR	0	02/10/2022	QC	14-INTO/OUT OF TRUST	1180:1394	DEED	0.0
RUPPRECHT, DOROTHY C	ALVIS, DENNIS & ANN D	1	02/01/2002	QC	21-NOT USED/OTHER	1068/2086	OTHER	0.0

Property Address

2020 LONG POINT

Owner's Name/Address

ALVIS FAMILY REV LIVING TRUST
2221 WISE COURT
COMMERCE TOWNSHIP MI 48382

Tax Description

(L-1020P461&2121&L952P2005&L735P223-227)2 34 L-1033 P-1994 LOT 48 HOLIDAY SANDS 3. 2020 LONG PT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/01/2023	PB23-0122	COMPLETE

X Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	123.00	150.00	1.0000	1.0000	1200	100		147,600
123 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	147,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1681	73	8,075
D/W/P: Brick on Sand	18.02	105	73	1,381
Wood Frame	39.24	24	48	452
Total Estimated Land Improvements True Cash Value =				9,908

Work Description for Permit PB23-0122, Issued 05/01/2023: REROOF HOUSE AND ATTACHED GARAGE. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	73,800	157,700	231,500			86,292C
2024	40,000	154,900	194,900			83,698C
2023	46,100	118,300	164,400			79,713C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1408 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

704	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
2	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 15
Floor Area: 1,408
Total Base New : 307,149 E.C.F.
Total Depr Cost: 261,070 X 1.143
Estimated T.C.V: 298,403

(16) Porches/Decks

Area	Type
32	CCP (1 Story)
723	Composite
16	Composite
64	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 988
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1408 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,408		
			Total:	220,129	187,103
Other Additions/Adjustments					
Recreation Room			704	13,608	11,567
Exterior					
Stone Veneer			148	5,618	4,775
Basement, Outside Entrance, Above Grade			2	3,740	3,179
Plumbing					
3 Fixture Bath			1	4,646	3,949
Porches					
CCP (1 Story)			32	1,048	891
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			988	33,167	28,192
Common Wall: 1/2 Wall			1	-1,106	-940
Water/Sewer					
Public Sewer			1	1,494	1,270
Water Well, 150 Feet			1	8,594	7,305
Deck					
Composite			723	10,968	9,323
Composite			16	839	713
Breezeways					
Frame Wall			64	4,404	3,743
			Totals:	307,149	261,070

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-049-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOFFITT DANIEL	MOFFITT DANIEL [LE]	0	01/13/2024	WD	15-LADY BIRD	1187:1268	PROPERTY TRANSFER	0.0
GIBSON BEATRICE B	MOFFITT DANIEL	22,000	06/21/2014	WD	03-ARM'S LENGTH	1140-2092	PROPERTY TRANSFER	100.0

Property Address

LONG POINT

Owner's Name/Address

MOFFITT DANIEL [LE]
2045 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L1140/P2167 L1140/P1627 L1074/P623 L938/P1282 L375/P353 243 (ELY 1/2 OF LOT 49) BEG AT THE NE COR OF LOT 49 OF THE PLAT OF HOLIDAY SANDS NO 3; TH S 27 DEG 47' 02" E 84.42 FT ALG THE ELY LINE OF SD LOT 49 TO AN INTERMEDIATE TRAVERSE LINE; TH S 61 DEG 51' 17" W 63.97 FT ALG SD LINE; TH N 30 DEG 46' 19" W 84.15 FT TO THE SLY LINE OF LONG POINT DR; TH 68.37 FT ALG THE ARC OF A 1454.93 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT CHORD BEARING N 61 DEG 33' 09" E 68.36 FT TO POB SEC 23 T23N R4W SPLIT/COMBINED ON 02/21/2015 FROM 006-243-049-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/25/2015

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.57	86.30	1.0000	0.7585	1200	100		59,682
66 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	59,682

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	29,800	0	29,800			14,046C
2024	16,200	0	16,200			13,624C
2023	18,700	0	18,700			12,976C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-049-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ORDIWAY KIRK A & LORRA L	ORDIWAY KIRK A & LORRA L	0	09/06/2023	QC	15-LADY BIRD	1185:961	PROPERTY TRANSFER	0.0
GIBSON BEATRICE B	ORDIWAY KIRK & LORRA	22,000	06/21/2014	WD	03-ARM'S LENGTH	1140-2168	PROPERTY TRANSFER	100.0

Property Address

2030 LONG POINT

Owner's Name/Address

ORDIWAY KIRK A & LORRA L [LE]
2033 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L1140/P2167 L1140/P1627 L1074/P623 L938/P1282 L375/P353 243 (WLY 1/2 OF LOT 49) BEG AT THE NW COR OF LOT 49; TH 68.37 FT ALG THE ARC OF A 1454.93 FOOT RADIUS CURVE TO THE RIGHT CHORD BEARING N 58 DEG 51' 37" E 68.36 FT ALG THE SLY LINE OF LONG POINT DR; TH S 30 DEG 46' 19" E 84.15 FT TO AN INTERMEDIATE TRAVERSE LINE; TH S 61 DEG 51' 17" W 64.17 FT ALG SD LINE; TH N 33 DEG 47' 18" W 80.88 FT ALG THE WLY LINE OF SD LOT 49 TO POB SEC 23 T23N R4W SPLIT/COMBINED ON 02/21/2015 FROM 006-243-049-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/21/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	07/02/2014	555	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.57	86.30	1.0000	0.7585	1200	100		59,682

66 Actual Front Feet, 0.13 Total Acres Total Est. Land Value = 59,682

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	920	88	4,987
D/W/P: 3.5 Concrete	6.16	30	88	163
Wood Frame	33.51	49	25	410
Total Estimated Land Improvements True Cash Value =				5,560

Work Description for Permit 555, Issued 07/02/2014: 32*46 POLE BLDG

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	29,800	24,100	53,900			28,265C
2024	16,200	23,700	39,900			27,416C
2023	18,700	21,200	39,900			26,111C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2014	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 12
Floor Area: 0
Total Base New : 42,408 E.C.F.
Total Depr Cost: 37,319 X 1.143
Estimated T.C.V: 42,656

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2014
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1472
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 2014
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1472	42,408	37,319
			Totals:	42,408	37,319

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 42,656

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-050-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEWTON LARRY & GEORGIA	YBARRA ARMAND& RAMIREZJONE	74,900	06/04/2021	WD	03-ARM'S LENGTH	1177:0199	PROPERTY TRANSFER	100.0
MOORE DONALD E & VIOLA J T	NEWTON LARRY & GEORGIA	350,000	09/30/2016	WD	20-MULTI PARCEL SALE REF	2016-7337	PROPERTY TRANSFER	100.0

Property Address

LONG POINT

Owner's Name/Address

YBARRA ARMAND& RAMIREZJONES LILIANA
42813 ITHAM CT
NORTHVILLE MI 48167

Tax Description

L-460 P-629 234 LOT 50 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/15/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	128.00	100.00	1.0000	0.8165	1200	100		125,414
128 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	125,414

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	62,700	0	62,700			34,100C
2024	34,000	0	34,000			33,075C
2023	39,200	0	39,200			31,500C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-051-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNELL MICHAEL & JACKIE	GUNNEL MICHAEL & JACKIE &	0	03/08/2018	QC	21-NOT USED/OTHER	1165:0201	DEED	50.0
ZANNIS JASON	GUNNELL MICHAEL & JACKIE	60,000	10/24/2017	WD	03-ARM'S LENGTH	1164:0555	PROPERTY TRANSFER	100.0
LUNKAS MICHAEL J	ZANNIS JASON	58,000	05/24/2016	WD	03-ARM'S LENGTH	1159-109	PROPERTY TRANSFER	100.0
LUNKAS MICHAEL J & CHERYL	LUNKAS MICHAEL J	0	06/10/2015	QC	09-FAMILY	1150-1766	PROPERTY TRANSFER	0.0

Property Address

2084 LONG POINT

Owner's Name/Address

GUNNEL MICHAEL & JACKIE &
DRABEK BARBARA
11382 WILSON RD
MONTROSE MI 48457

Tax Description

L-730 P-311 234 LOT 51 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/12/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	66.00	150.00	1.0000	1.0000	1200	100		79,200
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	79,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	870	50	3,301
Total Estimated Land Improvements True Cash Value =				3,301

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,600	20,800	60,400			32,502C
2024	21,500	20,500	42,000			31,525C
2023	24,800	17,200	42,000			30,024C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 0
Total Base New : 38,046 E.C.F.
Total Depr Cost: 29,675 X 1.143
Estimated T.C.V: 33,919

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 432
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	24,808	19,350
Storage Over Garage			432	5,936	4,630
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 100 Feet			1	5,808	4,530
			Totals:	38,046	29,675

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 33,919

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-052-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUNKUS MICHAEL J ETAL	GUNNELL MICHAEL & JACKIE	0	12/09/2022	OTH	06-COURT JUDGEMENT	1183:231	OTHER	0.0
LUNKAS MICHAEL & LANE DIAN	GUNNELL MICHAEL & JACKIE	89,000	04/14/2021	WD	03-ARM'S LENGTH	1176:1201	PROPERTY TRANSFER	100.0
LUNKAS VIRGINIA P		0	09/21/2020	OTH	07-DEATH CERTIFICATE	1175:857	OTHER	0.0
LUNKAS VIRGINIA P		0	09/21/2020	OTH	07-DEATH CERTIFICATE	1176:1198	OTHER	0.0

Property Address

2088 LONG POINT

Owner's Name/Address

GUNNELL MICHAEL & JACKIE
11382 WILSON RD
MONTROSE MI 48457

Tax Description

L-703 P-248 234 2088 LONG POINT DR
48629LOT 52 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	61.00	150.00	1.0000	1.0000	1200	100		73,200
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	73,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	888	48	2,805
Total Estimated Land Improvements True Cash Value =				2,805

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,600	43,100	79,700			60,107C
2024	19,800	38,500	58,300			58,300S
2023	22,900	44,700	67,600			66,045C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1991	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 20
Floor Area:
Total Base New : 147,933 E.C.F.
Total Depr Cost: 81,365 X 1.143
Estimated T.C.V: 93,000

(16) Porches/Decks

Area	Type
288	Treated Wood
96	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 1991
(11) Heating System: Warm & Cool Air
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	1296		
			Total:	91,845	50,515
Other Additions/Adjustments					
42" frost-free footings, foundation			150	8,847	4,866
Plumbing					
3 Fixture Bath			1	3,054	1,680
Deck					
Treated Wood			288	5,262	2,894
Treated Wood			96	2,505	1,378
Treated Wood			24	1,096	603
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	24,904	13,697
Common Wall: 1 Wall			1	-2,219	-1,220
Water/Sewer					
Public Sewer			1	1,494	822
Water Well, 150 Feet			1	8,594	4,727
Fireplaces					
Wood Stove			1	2,551	1,403
			Totals:	147,933	81,365

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 93,000

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-053-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYER MICHAEL J & CARLETTE	BAYER MICHAEL J & CARLETTE	0	09/26/2018	WD	21-NOT USED/OTHER	1170:1303	DEED	0.0
OLENCZUK STEVEN M & KATHRI	BAYER, MICHAEL & CARLETTE	0	04/22/2011	OTH	10-FORECLOSURE	1103/425	OTHER	100.0

Property Address

2101 LONG POINT

Owner's Name/Address

BAYER MICHAEL J & CARLETTE D TRUST
60303 CREEKSIDE CT
WASHINGTON MI 48094

Tax Description

L-1034 P-1218 (L-580 P-562-446) 234 LOT 53 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	63.00	150.00	1.0000	1.0000	1200	100		75,600
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	75,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	480	48	1,516
D/W/P: 3.5 Concrete	6.58	9	48	28
D/W/P: 3.5 Concrete	6.58	24	48	76
Wood Frame/Conc.	32.58	168	73	3,995
Total Estimated Land Improvements True Cash Value =				5,615

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	37,800	12,800	50,600			27,857C
2024	20,500	12,600	33,100			27,020C
2023	23,600	11,400	35,000			25,734C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1977	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 0
Total Base New : 23,575 E.C.F.
Total Depr Cost: 17,210 X 1.143
Estimated T.C.V: 19,671

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 1977
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	23,575	17,210
			Totals:	23,575	17,210

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 19,671

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-054-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NASHEF FRANCO & SALIME	NASHEF FRANCO & SALIME	0	10/21/2016	WD	09-FAMILY	1160-1352	PROPERTY TRANSFER	0.0
WEST WILLIAM R & JAY ANN E	NASHEF, FRANCO & SALIME	0	07/31/2012	WD	03-ARM'S LENGTH	1118/537	OTHER	100.0

Property Address

LONG POINT

Owner's Name/Address

NASHEF FRANCO & SALIME
8219 ARBOETUM LN
LANSING MI 48917

Tax Description

L1141/P1322 L541/P288 234 LOT 54 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	08/18/2014	120180	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 05/17/2024 INSPECTED
CW 07/23/2019 INSPECTED
DMG 07/23/2013 INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	62.00	150.00	1.0000	1.0000	1200	100		74,400
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	74,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1080	83	5,522
Wood Frame	26.25	96	73	1,840
Total Estimated Land Improvements True Cash Value =				7,362

Work Description for Permit 120180, Issued 08/18/2014: 30*50 ONE AND A HALF STORY GARAGE 14*50 LOFT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	37,200	33,200	70,400			41,664C
2024	20,200	32,700	52,900			40,412C
2023	23,300	29,200	52,500			38,488C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2014	0

Condition: Good

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg.	Large Avg.
Few	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
1 No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 12
Floor Area: 0
Total Base New : 57,858 E.C.F.
Total Depr Cost: 50,915 X 1.143
Estimated T.C.V: 58,196

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2014
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 700
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2014
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Storage Over Garage			700	9,618	8,464
Base Cost			1500	48,240	42,451
			Totals:	57,858	50,915

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 58,196

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-055-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANNESS CHRISTOPHER L & JA	VANNESS CHRISTOPHER L & JA	0	05/30/2024	OTH	15-LADY BIRD	1188:2389	DEED	0.0
		149,000	07/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2140 LONG POINT

Owner's Name/Address

VANNESS CHRISTOPHER L & JAYNE A [LE
2140 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-1008 P-2482 (L-305 P-409) 234 LOT 55 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/14/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/16/2021	PB21-0037	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
MH	11/14/2017	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	135.00	75.00	1.0000	0.7071	1200	100		114,551
135 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	114,551

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	12	74	360
D/W/P: 3.5 Concrete	6.58	959	81	5,111
D/W/P: 3.5 Concrete	6.58	480	81	2,558
D/W/P: 3.5 Concrete	6.58	180	81	959
D/W/P: 3.5 Concrete	6.58	1212	94	7,496
Wood Frame	24.99	192	69	3,311
Total Estimated Land Improvements True Cash Value =				19,795

Work Description for Permit PB21-0037, Issued 03/16/2021: ONE STORY RESIDENTIAL ROOF FRAME OVER EXTERIOR PATIO 40 X 12 X 8 = 480 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4371

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	57,300	170,500	227,800			97,937C
2024	31,000	167,700	198,700			94,993C
2023	35,800	148,600	184,400			90,470C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
6	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1047 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 15
Floor Area: 1,832
Total Base New : 317,666 E.C.F.
Total Depr Cost: 274,681 X 1.143
Estimated T.C.V: 313,960

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
192	CCP (1 Story)
456	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 5 Blt 6
(11) Heating System: Forced Heat & Cool
Ground Area = 1047 SF Floor Area = 1832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,047			
			Total:	224,920	191,183	
Other Additions/Adjustments						
Exterior						
Stone Veneer			136	5,163	4,389	
Plumbing						
3 Fixture Bath			1	4,646	3,949	
Porches						
CCP (1 Story)			48	1,455	1,237	
CCP (1 Story)			192	5,078	4,773	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			504	20,316	17,269	
Common Wall: 1.5 Wall			1	-3,326	-2,827	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	29,817	28,028	*9
Storage Over Garage			432	5,936	5,580	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
Fireplaces						
Prefab 1 Story			1	2,592	2,203	
Deck						
w/Roof (Roof portion)			456	6,981	6,562	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-056-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POTVIN DELAUS JR & NANCY E	NYE JEFF A	250,000	12/22/2014	WD	03-ARM'S LENGTH	1146-533	PROPERTY TRANSFER	100.0
POTVIN NANCY W ETAL	WHITMAN-POTVIN, NANCY ETAI	0	11/19/2009	QC	21-NOT USED/OTHER	1089/1233	OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

NYE JEFF A
865 WILDEMERE
MASON MI 48854

Tax Description

L-587 P-625 234 LOT 56 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	73.00	150.00	1.0000	1.0000	1200	100		87,600
73 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	87,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1640	88	9,496
Total Estimated Land Improvements True Cash Value =				9,496

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	43,800	19,000	62,800			35,094C
2024	23,700	18,800	42,500			34,039C
2023	27,400	16,900	44,300			32,419C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 0
Total Base New : 33,687 E.C.F.
Total Depr Cost: 24,592 X 1.143
Estimated T.C.V: 28,109

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	33,687	24,592
			Totals:	33,687	24,592

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 28,109

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-057-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSTERMAN CATHERINE L	OSTERMAN CHRISTOPHER C	0	10/18/2023	QC	09-FAMILY	1185:1953	DEED	25.0
OSTERMAN RICHARD A	OSTERMAN RICHARD A [LE]	0	05/18/2021	QC	18-LIFE ESTATE	1176:2586	PROPERTY TRANSFER	0.0
OSTERMAN RICHARD A & CATHE	OSTERMAN CATHERINE L &	0	03/15/2021	QC	21-NOT USED/OTHER	1175:2536	PROPERTY TRANSFER	0.0
NEWBERRY DAVID C	OSTERMAN RICHARD A & CATHE	18,000	12/09/1990	WD	21-NOT USED/OTHER	0584:547	DEED	0.0

Property Address

LONG POINT

Owner's Name/Address

OSTERMAN C C & OSTERMAN R L [LE] &
DREAVER ROBERT J & JUDY C
29037 THISTLE LN
HARRISON TOWNSHIP MI 48045

Tax Description

L-584 P-547 234 LOT 57 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	67.00	150.00	1.0000	1.0000	1200	100		80,400
67 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	80,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	32	50	92
D/W/P: 3.5 Concrete	5.78	32	50	92
Wood Frame/Conc.	25.19	216	72	3,918
Total Estimated Land Improvements True Cash Value =				4,102

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,200	16,900	57,100			32,488C
2024	21,800	16,600	38,400			31,512C
2023	25,100	14,000	39,100			27,825C

Who	When	What
QT	05/17/2024	INSPECTED
QT	11/12/2018	INSPECTED
DMG	07/23/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 33
Floor Area: 0
Total Base New : 37,936 E.C.F.
Total Depr Cost: 25,416 X 1.143
Estimated T.C.V: 29,050

(16) Porches/Decks

Area	Type
72	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Water/Sewer			
Public Sewer	1	1,175	787
Water Well, 150 Feet	1	8,124	5,443
Deck			
w/Roof (Roof portion)	72	1,147	768
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	1440	27,490	18,418
	Totals:	37,936	25,416

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 29,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-058-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEISINGER MICHAEL A &	GEISINGER MICHAEL A TRUST	0	07/18/2024	QC	14-INTO/OUT OF TRUST	1187:2243	DEED	0.0

Property Address

LONG POINT

Owner's Name/Address

GEISINGER MICHAEL A TRUST
28 HUNTINGTON HOLLOW DR
PEPPER PIKE OH 44124

Tax Description

(L-1015P-2056&L-988P-1593&L-398P-323) 234 L-1022 P-329 LOT 58 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	123.00	100.00	1.0000	0.8165	1200	100		120,515
123 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	120,515

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	60,300	12,800	73,100			37,728C
2024	32,600	12,600	45,200			36,594C
2023	37,700	11,200	48,900			34,852C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 0
Total Base New : 27,348 E.C.F.
Total Depr Cost: 19,964 X 1.143
Estimated T.C.V: 22,819

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	27,348	19,964
			Totals:	27,348	19,964

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 22,819

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-059-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOHNSACK JOHN F & CAROL E	BOHNSACK JOHN F & CAROL E	0	07/31/2023	QC	14-INTO/OUT OF TRUST	1185:0055	DEED	0.0
		118,000	09/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2210 LONG POINT

Owner's Name/Address

BOHNSACK JOHN F & CAROL E TRUST
2210 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-765 P-621 234 2210 LONG POINT DR 48629
LOT 59 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/14/2000

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	121.00	100.00	1.0000	0.8165	1200	100		118,555
121 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	118,555

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	680	73	3,266
D/W/P: 5in Ren. Conc.	8.94	120	93	998
Wood Frame	28.00	120	48	1,613
Total Estimated Land Improvements True Cash Value =				5,877

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	59,300	102,000	161,300			67,024C
2024	32,100	100,100	132,200			65,009C
2023	37,000	88,400	125,400			61,914C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1760 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,760
Total Base New : 253,091 E.C.F.
Total Depr Cost: 172,101 X 1.143
Estimated T.C.V: 196,711

(16) Porches/Decks

Area	Type
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1760 SF Floor Area = 1760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,760		
			Total:	219,615	149,338
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	14,261
Common Wall: 1.5 Wall			1	-3,326	-2,262
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Deck					
Treated Wood			24	1,096	745
			Totals:	253,091	172,101

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 196,711

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-060-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLSEN BRIAN	REMILONG DALE & HELEN	375,000	05/16/2025	WD	03-ARM'S LENGTH	1190:815	PROPERTY TRANSFER	100.0
HANNER TERRY L	OLSEN BRIAN	330,000	05/06/2021	WD	03-ARM'S LENGTH	1176:1903	PROPERTY TRANSFER	100.0
MCGUIRE JUDITH ANN &	HANNER TERRY L	155,000	09/15/2016	WD	03-ARM'S LENGTH	1160-0466	PROPERTY TRANSFER	100.0
MCGUIRE PATRICK A & JUDITH	MCGUIRE, JUDITH , MCGUIRE	0	08/06/2012	QC	21-NOT USED/OTHER	1117/1560	OTHER	50.0

Property Address

2230 LONG POINT

Owner's Name/Address

REMILONG DALE & HELEN
2230 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-761 P-666 234 2230 LONG POINT DR 48629
LOT 60 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/16/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	136.00	100.00	1.0000	0.8165	1200	100		133,252
136 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	133,252

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	60	73	288
D/W/P: 3.5 Concrete	6.58	1546	88	8,952
Wood Frame	28.00	120	48	1,613
Total Estimated Land Improvements True Cash Value =				10,853

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	66,600	138,700	205,300			151,405C
2024	36,100	136,100	172,200			146,853C
2023	41,600	120,400	162,000			139,860C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1600 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 1,600
Total Base New : 286,958 E.C.F.
Total Depr Cost: 227,441 X 1.143
Estimated T.C.V: 259,965

(16) Porches/Decks

Area	Type
170	Treated Wood
72	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1600 SF Floor Area = 1600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,600			
			Total:	208,195	164,474	
Other Additions/Adjustments						
Exterior						
Stone Veneer			228	8,655	6,837	
Plumbing						
3 Fixture Bath			1	4,646	3,670	
Deck						
Treated Wood			170	3,720	2,939	
Treated Wood			72	2,140	1,691	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			528	23,396	18,483	
Common Wall: 1.5 Wall			1	-4,028	-3,182	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,808	20,343	*8
Water/Sewer						
Public Sewer			1	1,494	1,180	
Water Well, 150 Feet			1	8,594	6,789	
Fireplaces						
Interior 1 Story			1	5,338	4,217	
			Totals:	286,958	227,441	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 259,965

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-061-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PASTERNAK FRANK C & JUDITH	NEHER DEREK & TAMARA	0	03/16/2022	QC	21-NOT USED/OTHER	1180:1010	DEED	100.0
JIAD ENTERPRISES INC	PASTERNAK FRANK C & JUDITH	0	03/15/2022	QC	21-NOT USED/OTHER	1180:1009	DEED	0.0

Property Address

LONG POINT

Owner's Name/Address

NEHER DEREK & TAMARA
1850 HILL RD
WHITE LAKE MI 48383

Tax Description

L-630 P-501 234 LOT 61 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/17/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	0	36,000			20,104C
2024	19,500	0	19,500			19,500S
2023	22,500	0	22,500			22,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-062-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEHER MAX B & GLORIA L	NEHER MAX B TRUST	0	08/20/2015	WD	09-FAMILY	1152-2108	PROPERTY TRANSFER	0.0

Property Address

2264 LONG POINT

Owner's Name/Address

NEHER MAX B TRUST
32936 BARKLEY ST
LIVONIA MI 48154

Tax Description

L-525 P-628 234 NELY 1/2 OF LOT 62 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	66.00	150.00	1.0000	1.0000	1200	100		79,200
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	79,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2216	73	10,644
D/W/P: Patio Blocks	15.61	91	73	1,037
Fencing: Wire Mesh, #11	3.26	102	48	160
Fencing: Gates, Mesh, 3'	409.58	1	48	197
Total Estimated Land Improvements True Cash Value =				12,038

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,600	33,000	72,600			30,125C
2024	21,500	32,400	53,900			29,220C
2023	24,800	29,000	53,800			27,829C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 0
Total Base New : 56,810 E.C.F.
Total Depr Cost: 39,767 X 1.143
Estimated T.C.V: 45,454

(16) Porches/Decks

Area	Type
240	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories / Exterior / Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Porches			
CGEP (1 Story)	240	14,186	9,930
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1200	42,624	29,837
Totals:		56,810	39,767

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 45,454

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-062-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STAFFORD JAMES & TINA M	LOVEGROVE CONSTRUCTION, LI	70,000	01/15/2014	WD	03-ARM'S LENGTH	1136/1598	OTHER	100.0
ACKER, ALBERT	STAFFORD, JAMES & TINA	0	05/21/2010	QC	21-NOT USED/OTHER	1099/1744	OTHER	100.0
THREE GIRLS & A GUY INVEST	ACKER, ALBERT	0	05/11/2007	QC	21-NOT USED/OTHER	1064/1959	OTHER	100.0
ACKER, ALBERT	THREE GIRLS & GUY INVESTME	0	03/19/2007	QC	21-NOT USED/OTHER	1057/263	OTHER	0.0

Property Address

2256 LONG POINT

Owner's Name/Address

LOVEGROVE CONSTRUCTION LLC
13113 GRANT CIRCLE
CLIO MI 48420

Tax Description

L-1057 P-263 (L-714P-79) 234 NWLY 1/2 OF LOT 62 HOLIDAY SANDS NO 3 2256 LONG POINT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	66.00	150.00	1.0000	1.0000	1200	100		79,200
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	79,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2128	48	6,292
Total Estimated Land Improvements True Cash Value =				6,292

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,600	28,800	68,400			38,694C
2024	21,500	28,200	49,700			37,531C
2023	24,800	24,200	49,000			35,744C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 0
Total Base New : 60,355 E.C.F.
Total Depr Cost: 44,059 X 1.143
Estimated T.C.V: 50,359

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1760
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	968
Water Well, 150 Feet			1	8,359	6,102
Garages					
Class: CD Exterior: Pole (Finished)					
Base Cost			1760	50,670	36,989
			Totals:	60,355	44,059

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 50,359

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-063-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EASTMAN TAD J & JUNE V	RASHID MARY	95,000	10/09/2015	WD	03-ARM'S LENGTH	1154-1140	PROPERTY TRANSFER	100.0
HANDLON, RICHARD	EASTMAN, TAD & JUNE	85,000	12/02/2011	WD	03-ARM'S LENGTH	1110/431	OTHER	100.0
STAFFORD JAMES W	HANDLON, RICHARD	0	02/22/2011	OTH	10-FORECLOSURE	1101/1476	OTHER	100.0

Property Address

2296 LONG POINT

Owner's Name/Address

RASHID MARY
34739 BUNKERHILL
FARMINTON HILLS MI 48331

Tax Description

L-737 P-269 234 NLY 1/2 OF LOT 63 HOLIDAY SANDS #3

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2889	73	13,877
D/W/P: Patio Blocks	15.61	108	73	1,231
Total Estimated Land Improvements True Cash Value =				15,108

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	81,000	120,000			65,395C
2024	21,100	79,800	100,900			63,429C
2023	24,400	70,200	94,600			60,409C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,080
Total Base New : 170,774 E.C.F.
Total Depr Cost: 133,204 X 1.143
Estimated T.C.V: 152,252

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.75 Story	Siding	Overhang	1440		
			Total:	97,474	76,030
Other Additions/Adjustments					
Exterior					
Stone Veneer			152	5,770	4,501
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			1440	57,442	44,805
			Totals:	170,774	133,204

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 152,252

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-063-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		74,500	05/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

CAMPBELL HOWARD T & DEANN B
9095 S SAGINAW #7
GRAND BLANC MI 48439

Tax Description

L-938 P-2673-2674 (L-754 P-194) 234 SLY 1/2 OF LOT 63 HOLIDAY SANDS #3

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/23/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	1181	48	3,276
Total Estimated Land Improvements True Cash Value =				3,276

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	15,300	54,300			30,001C
2024	21,100	15,100	36,200			29,099C
2023	24,400	13,500	37,900			27,714C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 27
Floor Area: 0
Total Base New : 32,314 E.C.F.
Total Depr Cost: 23,589 X 1.143
Estimated T.C.V: 26,962

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1496
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1496	32,314	23,589
			Totals:	32,314	23,589

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 26,962

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-064-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRINDLE LEE G & LILLIAN	CURRIER ROBERT	85,000	08/17/2020	WD	03-ARM'S LENGTH	1173:1460	PROPERTY TRANSFER	100.0
		79,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2310 LONG POINT

Owner's Name/Address

CURRIER ROBERT
8070 SANDMAR LN
DAVISBURG MI 48350

Tax Description

(L-969P-2106&L-380P-348&L-602P-147)
(L-983P-1685&L-964P-988 SURVEY) 234
L-1048 P-2317 LOT 64 EXC NELY 1/2 HOLIDAY SANDS #3

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	30.00	150.00	1.0000	1.0000	1200	100		36,000
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	36,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	682	74	3,109
Wood Frame	22.22	192	75	3,199
Total Estimated Land Improvements True Cash Value =				6,308

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	18,000	20,500	38,500			24,186C
2024	9,800	20,100	29,900			23,459C
2023	11,300	18,000	29,300			22,342C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 16
Floor Area: 0
Total Base New : 33,258 E.C.F.
Total Depr Cost: 27,937 X 1.143
Estimated T.C.V: 31,932

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Storage Over Garage			600	7,338	6,164
Base Cost			1200	25,920	21,773
			Totals:	33,258	27,937

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 31,932

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-064-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEIN INVESTMENTS LLC	WEBER RONALD A & JO ANN	40,000	01/31/2014	WD	03-ARM'S LENGTH	1136/1963	OTHER	100.0
		70,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2340 LONG POINT

Owner's Name/Address

WEBER FAMILY TRUST
21500 WOODFARM DR
NORTHVILLE MI 48167

Tax Description

(L-482P-132&L-602P-146&L-964 P-988)
SURVEY L-1049P-2172 (L-1047P-2147) 234
NELY 1/2 OF 64 & SWLY 16FT OF LOT 65
HOLIDAY SANDS #3 PP: 006-243-065-0000
(05)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	80.00	100.00	1.0000	0.8165	1200	100		78,384
80 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	78,384

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	962	73	2,029
Wood Frame/Conc.	29.57	160	48	2,271
Wood Frame	24.89	120	73	2,181
Total Estimated Land Improvements True Cash Value =				6,481

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,200	12,800	52,000			26,810C
2024	21,200	12,700	33,900			26,004C
2023	24,500	11,400	35,900			24,766C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 0
Total Base New : 23,270 E.C.F.
Total Depr Cost: 16,289 X 1.143
Estimated T.C.V: 18,618

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	16,289
			Totals:	23,270	16,289

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 18,618

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-065-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EASTMAN TAD J & JUNE V (AK	EASTMAN TAD J & JUNE M [LE	0	03/03/2025	OTH	15-LADY BIRD	1189:1322	DEED	0.0
FUTO DONALD & GINA A	EASTMAN TAD J & JUNE V	130,000	08/10/2015	WD	03-ARM'S LENGTH	1152-1014	PROPERTY TRANSFER	100.0
ACKER, ALBERT	FUTO, DONALD & GINA	0	04/14/2010	QC	21-NOT USED/OTHER	1093/2130	OTHER	100.0
THREE GIRLS & GUY INVESTME	ACKER, ALBERT	0	05/11/2007	WD	21-NOT USED/OTHER		OTHER	100.0

Property Address

2344 LONG POINT

Owner's Name/Address

EASTMAN TAD J & JUNE M [LE]
1870 E CHIPPEWA RIVER RD
MIDLAND MI 48640

Tax Description

L-1068 P-1958 L-1057 P-262 (L-1048P-2594&L-1034P-1848)234 LOT 65 EXC SWLY 16FT THEREOF HOLIDAY SANDS #3 PP: 006-243-065-0000 (05) 2324 LONG POINT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	109.00	100.00	1.0000	0.8165	1200	100		106,798
109 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	106,798

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3007	73	14,444
Wood Frame	37.68	49	48	886
Total Estimated Land Improvements True Cash Value =				15,330

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	53,400	89,500	142,900			82,163C
2024	28,900	88,200	117,100			79,693C
2023	33,400	77,700	111,100			75,899C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 16
Floor Area: 1,125
Total Base New : 165,230 E.C.F.
Total Depr Cost: 138,953 X 1.143
Estimated T.C.V: 158,823

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 0 SF Floor Area = 1125 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
0.75 Story	Siding	Overhang	1500			
			Total:	101,535	85,289	
Other Additions/Adjustments						
Exterior						
Stone Veneer			36	1,367	1,148	
Water/Sewer						
Public Sewer			1	1,494	1,255	
Water Well, 150 Feet			1	8,594	7,219	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1500	48,240	40,522	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	165,230	138,953	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 158,823

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-066-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFE CRAIG & KELLY	WOLFE CRAIG & KELLY TRUST	0	12/23/2021	WD	14-INTO/OUT OF TRUST	1179:2543	DEED	0.0
SEASER PAUL F	WOLFE CRAIG & KELLY	109,500	04/22/2021	WD	20-MULTI PARCEL SALE REF	1176:1458	PROPERTY TRANSFER	100.0

Property Address

LONG POINT

Owner's Name/Address

WOLFE CRAIG & KELLY TRUST
3324 W CURTIS RD
COLEMAN MI 48618

Tax Description

234 L-571 P-386 LOT 66 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	07/23/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	118.00	100.00	1.0000	0.8165	1200	100		115,616
118 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	115,616

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	57,800	0	57,800			31,485C
2024	31,300	0	31,300			30,539C
2023	36,100	0	36,100			29,085C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-067-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFE CRAIG & KELLY	WOLFE CRAIG & KELLY TRUST	0	12/23/2021	WD	14-INTO/OUT OF TRUST	1179:2543	DEED	0.0
SEASER PAUL F	WOLFE CRAIG & KELLY	109,500	04/22/2021	WD	19-MULTI PARCEL ARM'S LEN	1176:1458	PROPERTY TRANSFER	100.0

Property Address

2380 LONG POINT

Owner's Name/Address

WOLFE CRAIG & KELLY TRUST
3324 W CURTIS RD
COLEMAN MI 48618

Tax Description

234 L-888 P-664-667 (L-571 P-387) LOT 67 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	113.00	100.00	1.0000	0.8165	1200	100		110,717
113 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	110,717

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	55,400	5,800	61,200			36,713C
2024	30,000	5,700	35,700			35,610C
2023	34,600	6,700	41,300			33,915C

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*** Information herein deemed reliable but not guaranteed***

Building Type

- [X] Single Family
- [ ] Mobile Home
- [ ] Town Home
- [ ] Duplex
- [ ] A-Frame

- [X] Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

- [ ] Basement
- [ ] 1st Floor
- [ ] 2nd Floor
- [ ] Bedrooms

(1) Exterior

- [ ] Wood/Shingle
- [X] Aluminum/Vinyl
- [ ] Brick
- [X] Insulation

(2) Windows

[ ]	Many Avg. Few	[X]	Large Avg. Small

- [ ] Wood Sash
- [ ] Metal Sash
- [X] Vinyl Sash
- [X] Double Hung
- [ ] Horiz. Slide
- [ ] Casement
- [X] Double Glass
- [ ] Patio Doors
- [ ] Storms & Screens

(3) Roof

[X]	Gable Hip Flat	[ ]	Gambrel Mansard Shed

- [X] Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

- [X] Eavestrough
- [X] Insulation
- 0 Front Overhang
- 0 Other Overhang

(4) Interior

[ ]	Drywall Paneled	[ ]	Plaster Wood T&G

Trim & Decoration

[ ]	Ex	[ ]	Ord	[ ]	Min

Size of Closets

[ ]	Lg	[ ]	Ord	[ ]	Small

Doors: [ ] Solid [ ] H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

- [X] Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

- [ ] Conc. Block
- [ ] Poured Conc.
- [ ] Stone
- [ ] Treated Wood
- [ ] Concrete Floor

(9) Basement Finish

- [ ] Recreation SF
- [ ] Living SF
- [ ] Walkout Doors (B)
- [ ] No Floor SF
- [ ] Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

[X]	Gas	[ ]	Oil	[ ]	Elec.
	Wood		Coal		Steam

- [ ] Forced Air w/o Ducts
- [ ] Forced Air w/ Ducts
- [ ] Forced Hot Water
- [ ] Electric Baseboard
- [ ] Elec. Ceil. Radiant
- [ ] Radiant (in-floor)
- [ ] Electric Wall Heat
- [ ] Space Heater
- [ ] Wall/Floor Furnace
- [ ] Forced Heat & Cool
- [ ] Heat Pump
- [X] No Heating/Cooling

- [ ] Central Air
- [ ] Wood Furnace

(12) Electric

200 Amps Service

No./Qual. of Fixtures

[ ]	Ex.	[X]	Ord.	[ ]	Min

No. of Elec. Outlets

[ ]	Many	[X]	Ave.	[ ]	Few

(13) Plumbing

- [ ] Average Fixture(s)
- [ ] 3 Fixture Bath
- [ ] 2 Fixture Bath
- [ ] Softener, Auto
- [ ] Softener, Manual
- [ ] Solar Water Heat
- 1 No Plumbing
- [ ] Extra Toilet
- [ ] Extra Sink
- [ ] Separate Shower
- [ ] Ceramic Tile Floor
- [ ] Ceramic Tile Wains
- [ ] Ceramic Tub Alcove
- [ ] Vent Fan

(14) Water/Sewer

- [ ] Public Water
- [ ] Public Sewer
- [ ] Water Well
- [ ] 1000 Gal Septic
- [ ] 2000 Gal Septic

Lump Sum Items:

(15) Built-ins

- [ ] Appliance Allow.
- [ ] Cook Top
- [ ] Dishwasher
- [ ] Garbage Disposal
- [ ] Bath Heater
- [ ] Vent Fan
- [ ] Hot Tub
- [ ] Unvented Hood
- [ ] Vented Hood
- [ ] Intercom
- [ ] Jacuzzi Tub
- [ ] Jacuzzi repl.Tub
- [ ] Oven
- [ ] Microwave
- [ ] Standard Range
- [ ] Self Clean Range
- [ ] Sauna
- [ ] Trash Compactor
- [ ] Central Vacuum
- [ ] Security System

(15) Fireplaces

- [ ] Interior 1 Story
- [ ] Interior 2 Story
- [ ] 2nd/Same Stack
- [ ] Two Sided
- [ ] Exterior 1 Story
- [ ] Exterior 2 Story
- [ ] Prefab 1 Story
- [ ] Prefab 2 Story
- [ ] Heat Circulator
- [ ] Raised Hearth
- [ ] Wood Stove
- [ ] Direct-Vented Gas

Class: D
Effec. Age: 37
Floor Area: 0
Total Base New : 16,056 E.C.F.
Total Depr Cost: 10,115 X 1.143
Estimated T.C.V: 11,561

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	16,056	10,115
			Totals:	16,056	10,115

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 11,561

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-068-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEAR BEVERLY & REGAN DONA	LYNCH MICHAEL E & SONDRA J	160,000	06/12/2018	WD	03-ARM'S LENGTH	1166:615	PROPERTY TRANSFER	100.0
GODDARD DELORES I [LE]		0	10/11/2016	OTH	07-DEATH CERTIFICATE	1166:614	OTHER	0.0
GODDARD DELORES I	GODDARD DELORES I [LE]	0	06/09/2006	QC	15-LADY BIRD	1160:1946	PROPERTY TRANSFER	0.0

Property Address

2424 LONG POINT

Owner's Name/Address

LYNCH MICHAEL E & SONDRA J
1911 76TH ST NW
BRADENTON FL 34209

Tax Description

L-505 P-671 234 LOT 68 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	06/13/2014	PB17-0172	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	110.00	100.00	1.0000	0.8165	1200	100		107,778
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	107,778

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	464	48	1,465
Fencing: Wire Mesh, #11	3.26	144	50	234
Wood Frame	28.33	112	48	1,523
Total Estimated Land Improvements True Cash Value =				3,222

Work Description for Permit PB17-0172, Issued 06/13/2014: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	53,900	80,400	134,300			77,887C
2024	29,200	78,900	108,100			75,546C
2023	33,700	69,300	103,000			71,949C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,200
Total Base New : 201,254 E.C.F.
Total Depr Cost: 137,933 X 1.143
Estimated T.C.V: 157,657

(16) Porches/Decks

Area	Type
108	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,200			
			Total:	156,985	106,750	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	24,808	16,869	
Common Wall: 1 Wall			1	-2,686	-1,826	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Interior 1 Story			1	5,338	3,630	
Deck						
Composite			108	2,721	1,850	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	201,254	137,933	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 157,657

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-069-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINES LANA TRUST	WILLARD RALPH D & LINDA	116,000	10/21/2016	WD	03-ARM'S LENGTH	1160-1381	PROPERTY TRANSFER	100.0
		95,000	11/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2448 LONG POINT

Owner's Name/Address

WILLARD RALPH D & LINDA
2448 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-942 P-1712 (L-821 P-41) 234 2448 LONG POINT LOT 69 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/21/2016

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	06/04/2021	LU21-4419	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	110.00	100.00	1.0000	0.8165	1200	100		107,778
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	107,778

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1145	71	5,349
D/W/P: 3.5 Concrete	6.58	844	88	4,888
Wood Frame	28.00	120	88	2,957
Total Estimated Land Improvements True Cash Value =				13,194

Work Description for Permit LU21-4419, Issued 06/04/2021: 10X12 SHED ON CONCRETE SLAB

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	53,900	70,000	123,900			75,533C
2024	29,200	67,300	96,500			73,262C
2023	33,700	59,300	93,000			69,774C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 17
Floor Area:
Total Base New : 170,788 E.C.F.
Total Depr Cost: 104,181 X 1.143
Estimated T.C.V: 119,079

(16) Porches/Decks

Area	Type
58	Treated Wood
218	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1296		
			Total:	116,520	71,076
Other Additions/Adjustments					
42" frost-free footings, foundation			150	9,674	5,901
Plumbing					
3 Fixture Bath			1	3,921	2,392
Deck					
Treated Wood			58	2,035	1,241
Treated Wood			218	4,672	2,850
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			600	25,506	15,559
Common Wall: 1 Wall			1	-2,686	-1,638
Water/Sewer					
Public Sewer			1	1,914	1,168
Water Well, 150 Feet			1	9,232	5,632
			Totals:	170,788	104,181

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 119,079

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-070-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTLETT JOHN W & MURIEL M	SIMCOX JAMES A & CAROLYN I	0	06/02/2014	WD	21-NOT USED/OTHER	1140/1069	OTHER	100.0

Property Address

2466 LONG POINT

Owner's Name/Address

SIMCOX JAMES A & CAROLYN L
PO BOX 464
HOUGHTON LAKE MI 48629

Tax Description

L-545 P-651 234 LOT 70 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/08/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	40.00	150.00	1.0000	1.0000	1200	100		48,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	48,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	71	337
D/W/P: Asphalt Paving	3.10	1200	46	1,711
Total Estimated Land Improvements True Cash Value =				2,048

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/14/2017	INSPECTED
DMG	08/27/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	24,000	11,600	35,600			20,000C
2024	13,000	11,400	24,400			19,399C
2023	15,000	10,200	25,200			18,476C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 0
Total Base New : 23,449 E.C.F.
Total Depr Cost: 17,821 X 1.143
Estimated T.C.V: 20,369

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			864	23,449	17,821
			Totals:	23,449	17,821

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 20,369

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-071-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEFEBVRE CHARLES W &	JUDD DALE W & BETTY A	55,000	08/28/2020	WD	03-ARM'S LENGTH	1173:1901	PROPERTY TRANSFER	100.0

Property Address

LONG POINT

Owner's Name/Address

JUDD DALE W & BETTY A
2457 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-748 P-485-486 234 LOT 71 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	10/20/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	125.00	100.00	1.0000	0.8165	1200	100		122,474
125 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	122,474

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	61,200	0	61,200			29,940C
2024	33,200	0	33,200			29,040C
2023	38,300	0	38,300			27,658C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-072-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESELTINE GERALD L & BARBA	MURPHY JAMES L & KATHLEEN	69,900	12/06/2013	WD	03-ARM'S LENGTH	1135/1706	OTHER	100.0

Property Address

LONG POINT

Owner's Name/Address

MURPHY JAMES L & KATHLEEN
685 RAMBLING DR
SAGINAW MI 48609

Tax Description

L-566 P-294 234 LOT 72 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	125.00	100.00	1.0000	0.8165	1200	100		122,474
125 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	122,474

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	73	270
D/W/P: Asphalt Paving	2.89	140	25	101
Total Estimated Land Improvements True Cash Value =				371

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	61,200	8,000	69,200			34,764C
2024	33,200	7,800	41,000			33,719C
2023	38,300	7,000	45,300			32,114C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many			Large
Avg.			Avg.
Few			Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable			Gambrel
Hip			Mansard
Flat			Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall			Plaster
Paneled			Wood T&G

Trim & Decoration

	Ex		Ord	Min

Size of Closets

	Lg		Ord	Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	Min

No. of Elec. Outlets

	Many		Ave.	Few

(13) Plumbing

Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
1 No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 0
Total Base New : 17,591 E.C.F.
Total Depr Cost: 11,962 X 1.143
Estimated T.C.V: 13,673

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			864	17,591	11,962
			Totals:	17,591	11,962

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 13,673

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-073-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		40,000	12/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2540 LONG POINT

Owner's Name/Address

KRZYZANIAK DAVID E & SUE A
7051 STILES DR
ANN ARBOR MI 48103

Tax Description

L-914 P-423 (L-776 P-190) 234 LOT 73 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	99.00	150.00	1.0000	1.0000	1200	100		118,800
99 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	118,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1023	73	4,914
Total Estimated Land Improvements True Cash Value =				4,914

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	59,400	13,700	73,100			33,832C
2024	32,200	13,500	45,700			32,815C
2023	37,100	12,100	49,200			31,253C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 0
Total Base New : 22,285 E.C.F.
Total Depr Cost: 17,382 X 1.143
Estimated T.C.V: 19,868

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	17,382
			Totals:	22,285	17,382

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 19,868

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-074-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONLEY JAMES & GARCIA HEAT	KRETZSCHMER HEATHER & CONI	0	11/04/2022	QC	21-NOT USED/OTHER	1182:2223	DEED	0.0
SWANSON DARRYL P	CONLEY JAMES & GARCIA HEAT	36,500	03/28/2015	WD	22-OUTLIER	1148-1913	PROPERTY TRANSFER	100.0
SWANSON, RICHARD	SWANSON, DARRYL	0	05/08/2013	OTH	21-NOT USED/OTHER	1127/1921	OTHER	50.0
FENNELLY HUGH C & MARGARET	SWANSON, RICHARD & DARRYL	0	08/14/2012	OTH	21-NOT USED/OTHER	1118/198	OTHER	100.0

Property Address

2556 LONG POINT DR

Owner's Name/Address

KRETZSCHMER HEATHER & CONLEY JAMES
2556 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-482 P-135 234 LOT 74 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 08/17/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/26/2021	PB18-0144B	COMPLETE
Res. New Construction	06/25/2019	PB18-0144A	COMPLETE
HOUSE	06/15/2018	PB18-0144	COMPLETE

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/19/2021	INSPECTED
QT	10/26/2020	INSPECTED
KH	10/30/2019	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	135.00	100.00	1.0000	0.8165	1200	100		132,272

135 Actual Front Feet, 0.31 Total Acres Total Est. Land Value = 132,272

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1500	94	9,278
D/W/P: 3.5 Concrete	6.58	1260	94	7,794
Wood Frame	28.00	120	71	2,386

Total Estimated Land Improvements True Cash Value = 19,458

Work Description for Permit PB18-0144B, Issued 03/26/2021: EXTENDING BUILDING PERMIT PB-0144
Work Description for Permit PB18-0144A, Issued 06/25/2019: EXTEND PERMIT PB18-0144
Work Description for Permit PB18-0144, Issued 06/15/2018: 2 STY DWELLING, ATTACHED GARAGE, OPEN DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	66,100	215,600	281,700			186,681C
2024	35,800	212,300	248,100			181,068C
2023	41,300	188,000	229,300			172,446C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2019	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 974 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 3
Floor Area: 1,972
Total Base New : 364,923 E.C.F.
Total Depr Cost: 353,022 X 1.143
Estimated T.C.V: 403,504

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
6	Roof Cover Onl

(17) Garage

Year Built: 2019
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1080
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2019
(11) Heating System: Forced Heat & Cool
Ground Area = 974 SF Floor Area = 1972 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	638			
1 Story	Siding	Slab	336			
1 Story	Siding	Overhang	360			
			Total:	243,697	236,397	
Other Additions/Adjustments						
Exterior						
Stone Veneer			673	25,547	24,781	
Plumbing						
3 Fixture Bath			1	4,646	4,507	
Porches						
CCP (1 Story)			48	1,455	1,411	
Water/Sewer						
Public Sewer			1	1,494	1,449	
Water Well, 150 Feet			1	8,594	8,336	
Deck						
w/Roof (Roof portion)			6	135	131	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1080	31,115	30,182	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1500	48,240	45,828	*9
			Totals:	364,923	353,022	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 403,504

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-075-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON RICHARD & BUFFY PA	EVANS MICHAEL D & AGHATA	47,000	07/25/2015	WD	21-NOT USED/OTHER	1152-133	PROPERTY TRANSFER	100.0
SWANSON, RICHARD	BUFFY PARK, LLC	0	05/08/2013	OTH	21-NOT USED/OTHER	1127/1917	OTHER	50.0
FENNELLY HUGH C & MARGARET	SWANSON, RICHARD & DARRYL	0	08/14/2012	OTH	21-NOT USED/OTHER	1118/198	OTHER	100.0

Property Address

LONG POINT

Owner's Name/Address

EVANS MICHAEL D & AGHATA
18001 ROSE COURT
MACOMB MI 48044

Tax Description

L-482 P-135 234 LOT 75 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	139.00	100.00	1.0000	0.8165	1200	100		136,192
139 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	136,192

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.62	40	25	146
D/W/P: 3.5 Concrete	5.78	144	46	383
Wood Frame	22.19	120	50	1,331
Total Estimated Land Improvements True Cash Value =				1,860

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,100	5,600	73,700			30,070C
2024	36,900	5,500	42,400			29,166C
2023	42,600	4,800	47,400			27,778C

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED
DMG	08/27/2013	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 38
Floor Area: 0
Total Base New : 18,146 E.C.F.
Total Depr Cost: 11,251 X 1.143
Estimated T.C.V: 12,860

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	18,146	11,251
			Totals:	18,146	11,251

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 12,860

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-076-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PALADINO MICHELLE	TAYLOR MICHELLE L (FKA PAI	0	07/12/2017	OTH	21-NOT USED/OTHER	UNRECORDED	OTHER	0.0
STANFIELD BYRON J	PALADINO MICHELLE	192,000	03/10/2017	WD	03-ARM'S LENGTH	1161:1625	PROPERTY TRANSFER	100.0

Property Address

2610 LONG POINT

Owner's Name/Address

TAYLOR MICHELLE L
2610 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-565 P-621 234 2610 LONG POINT DR 48629 LOT 76 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 03/28/2025
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/18/2024	PB24-0233	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	144.00	100.00	1.0000	0.8165	1200	100		141,091
144 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	141,091

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2095	75	10,339
D/W/P: 3.5 Concrete	6.58	680	75	3,355
Total Estimated Land Improvements True Cash Value =				13,694

Work Description for Permit PB24-0233, Issued 07/18/2024: RE-ROOF. JOB DONE BEFORE PERMITTED - PENALTY.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	70,500	151,100	221,600			124,720C
2024	38,200	148,100	186,300			120,970C
2023	44,100	131,100	175,200			115,210C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1776 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

888	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
X	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 32
Floor Area: 1,798
Total Base New : 369,396 E.C.F.
Total Depr Cost: 253,859 X 1.143
Estimated T.C.V: 290,161

(16) Porches/Decks

Area	Type
32	CCP (1 Story)
378	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Heat Pump
Ground Area = 1776 SF Floor Area = 1798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,776			
1 Story	Siding	Overhang	22			
			Total:	272,508	185,316	
Other Additions/Adjustments						
Recreation Room			888	17,165	11,672	
Exterior						
Stone Veneer			267	10,135	6,892	
Basement, Outside Entrance, Below Grade			1	2,560	1,741	
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Porches						
CCP (1 Story)			32	1,048	713	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	16,031	
Storage Over Garage			312	4,287	2,915	
Common Wall: 1 Wall			1	-2,219	-1,509	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			320	15,011	10,207	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Deck						
Composite			378	6,592	6,262	*9

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-077-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
2628 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
RASHID JERALD E & MARY E 34739 BUNKER HILL DR FARMINGTON HILLS MI 48331	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-630 P-464 234 LOT 77 HOLIDAY SANDS 3.

Comments/Influences

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	166.00	75.00	1.0000	0.7071	1200	100		140,856
166 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	140,856

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1691	73	8,123
Total Estimated Land Improvements True Cash Value =				8,123

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	70,400	136,100	206,500			86,292C
2024	38,100	133,700	171,800			83,698C
2023	44,000	118,000	162,000			79,713C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 17
Floor Area: 1,456
Total Base New : 271,314 E.C.F.
Total Depr Cost: 225,205 X 1.143
Estimated T.C.V: 257,409

(16) Porches/Decks

Area	Type
204	WCP (1 Story)
360	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	210,807	174,984
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,856
Porches					
WCP (1 Story)			204	8,127	6,745
Deck					
Treated Wood			360	6,091	5,056
Treated Wood			24	1,096	910
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	21,717
Common Wall: 1 Wall			1	-2,219	-1,842
Water/Sewer					
Public Sewer			1	1,494	1,240
Water Well, 150 Feet			1	8,594	7,133
Fireplaces					
Exterior 1 Story			1	6,513	5,406
			Totals:	271,314	225,205

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 257,409

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-078-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		63,000	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2975 LONG POINT

Owner's Name/Address

WICK DONALD L & DIANE M
2975 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-986 P-2478 (L-945P-966&FILE) 234 LOT 78 HOLIDAY SANDS 3.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/12/2016

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	08/20/2012	12167	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED
DMG	08/27/2013	INSPECTED
DMG	10/20/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	128.00	100.00	1.0000	0.8165	1200	100		125,414
128 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	125,414

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	62,700	13,100	75,800			38,218C
2024	34,000	12,800	46,800			37,069C
2023	39,200	11,400	50,600			35,304C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 0
Total Base New : 34,733 E.C.F.
Total Depr Cost: 22,576 X 1.143
Estimated T.C.V: 25,804

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1080
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1080	34,733	22,576
			Totals:	34,733	22,576

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 25,804

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-079-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCIBERRAS EDMUND J & MICHE	SCIBERRAS EDMUND & MICHELI	0	04/14/2025	QC	15-LADY BIRD	1190:0205	DEED	0.0
SENSOR FAMILY TRUST	SCIBERRAS EDMUND J & MICHE	59,000	06/17/2022	WD	16-LC PAYOFF	1181:1573	DEED	0.0
SENSOR FAMILY TRUST	SCIBERRAS EDMUND J & MICHE	59,000	06/18/2020	LC	19-MULTI PARCEL ARM'S LEN	1172:2343	PROPERTY TRANSFER	100.0

Property Address

2998 LONG POINT

Owner's Name/Address

SCIBERRAS EDMUND & MICHELLE [LE]
2998 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

1181/1573 1172/2343 1138/2144-45 L-749 P-225 234 LOTS 79 & 80 HOLIDAY SANDS 3. COMBINED ON 1/1/2023 FROM 006-243-079-0000, 006-243-080-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/07/2023
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/14/2023	PB23-0083	COMPLETE
Res. Add/Alter/Repair	01/27/2023	PB23-0011	COMPLETE
Res. New Construction	07/15/2022	PB22-0239	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	37.60	81.00	1.0000	0.7348	1200	100		33,156
LG PT/N CANAL	135.00	80.80	1.0000	0.7339	1200	100		118,898
173 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	152,054

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	758	97	4,838
Total Estimated Land Improvements True Cash Value =				4,838

Work Description for Permit PB23-0083, Issued 04/14/2023: 12 x 12 = 144 SQ FT BREEZEWAY (*NEED FIREWALL*) & 100 SQ FT COVERED PORCH; 160 SQ FT DECK; LAKE TOWNSHIP LAND USE PERMIT #004557 DATED 4/13/23; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER ISSUED 4/10/23.
Work Description for Permit PB23-0011, Issued 01/27/2023: 36 X 30 = 980 SQUARE FEET METAL ATTACHED GARAGE. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 6/1/22 #4113. LAKE TOWNSHIP LAND USE DATED 6/10/22 #004500. PROJECT COMPLETED BEFORE PERMITTED. RELATED PERMIT: PB22-0239.
Work Description for Permit PB22-0239, Issued 07/15/2022: 27 x 60 = 1620 SQ FT PREMANUFACUTRED HOME; 40 X 80 = 3200 SQ FT LANDING; 12 X 12 =144 SQ FT BREEZEWAY FOUNDATION ONLY; LAKE TOWNSHIP LAND USE PERMIT #4500;ROSCOMMON COUNTY SOIL EROSION PERMIT #4113 DATED 6/1/22;CENTRAL MI DIST HEALTH DEPT WELL PERMIT #JPHS-CEXNJQ DATED 6/3/22; ROSCOMMON COUNTY ROAD COMMISSION DRIVEWAY PERMIT #22D026 DATED 5/26/22; HLSA SEWER PERMIT #7901 & T-302 DATED 6/28/22; RE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	76,000	133,100	209,100			150,580C
2024	41,200	129,000	170,200			146,053C
2023	47,500	95,800	143,300			120,982C

Who	When	What
QT	09/14/2023	INSPECTED
QT	11/02/2022	INSPECTED
MH	08/17/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
2022	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 1
Floor Area:
Total Base New : 223,920 E.C.F.
Total Depr Cost: 217,468 X 1.143
Estimated T.C.V: 248,566

(16) Porches/Decks

Area	Type
150	WCP (1 Story)
9	Treated Wood
100	Composite
60	Composite
144	Roof Cover Onl
144	Brzwy, FW

(17) Garage

Year Built: 2022
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1080
% Good: 97
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 2022
(11) Heating System: Warm & Cool Air
Ground Area = 1620 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1620			
			Total:	134,862	130,816	
Other Additions/Adjustments						
42" frost-free footings, foundation			174	11,221	10,884	
Plumbing						
3 Fixture Bath			1	3,921	3,803	
Porches						
WCP (1 Story)			150	7,193	6,977	
Water/Sewer						
Public Sewer			1	1,914	1,857	
Water Well, 150 Feet			1	9,232	8,955	
Deck						
Composite w/Roof (Deck Portion)			100	2,726	2,644	
Composite w/Roof (Roof portion)			100	2,424	2,351	
Composite			60	2,119	2,055	
Treated Wood			9	435	422	
w/Roof (Roof portion)			144	3,396	3,294	
Breezeways						
Frame Wall			144	13,362	13,228	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1080	31,115	30,182	
			Totals:	223,920	217,468	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 248,566

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-243-081-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2144	OTHER	0.0

Property Address

LONG POINT DR

Owner's Name/Address

SENSOR THOMAS W & SHEILA J
123 SUNDOWN PTE
HOUGHTON LAKE MI 48629

Tax Description

L-749 P-225 234 OUTLOT A HOLIDAY SANDS NO 3 VALUE INCL WITH OTHER LOTS

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAY DAVID P	WINDOVER JOSEPH & BETTY LC	12,000	09/13/2013	WD	21-NOT USED/OTHER	1132/1327	OTHER	100.0
		12,500	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

WINDOVER JOSEPH & BETTY LOU
217 HOMER RD
MIDLAND MI 48640

Tax Description

L-942 P-2650 (L-677 P-504) 234 LOT 1 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4003 OFF LAKE	3 146.00	125.00	1.0000	0.9129	200	100		26,656
146 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	26,656

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,300	0	13,300			3,103C
2024	10,000	0	10,000			3,010C
2023	10,000	0	10,000			2,867C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAKIAIGAN SHORES LLC	LOST LAKE RESORT LLC	750,000	01/10/2024	WD	16-LC PAYOFF	1186:0384	DEED	0.0
WAKAIGAN SHORES LLC	LOST LAKE RESORT LLC	750,000	09/14/2020	LC	21-NOT USED/OTHER	1173:2578	PROPERTY TRANSFER	100.0
CRABTREE THOMAS R & MARJOR	WAKAIGAN SHORES LLC	456,465	09/13/2020	WD	16-LC PAYOFF	1173:2577	PROPERTY TRANSFER	0.0
CRABTREE THOMAS & CRABTREE	WAKAIGAN SHORES LLC	0	06/16/2012	LC	03-ARM'S LENGTH	1117/21	OTHER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

LOST LAKE RESORT LLC
5949 GLEN ELLYN CT SE
GRAND RAPIDS MI 49546

Tax Description

L-820 P-391-392 234 LOT 2 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/19/2024	PB24-0234	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Work Description for Permit PB24-0234, Issued 07/19/2024: REROOF GARAGE ACROSS FROM RESORT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	8,200	42,000			25,360C
2024	25,000	7,800	32,800			24,598C
2023	20,000	6,900	26,900			23,427C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 19,440 X 0.833
Estimated T.C.V: 16,194

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	19,440
			Totals:	25,920	19,440

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 16,194

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WAKIAIGAN SHORES LLC	LOST LAKE RESORT LLC	750,000	01/10/2024	WD	16-LC PAYOFF	1186:0384	DEED	0.0
WAKAIGAN SHORES LLC	LOST LAKE RESORT LLC	750,000	09/14/2020	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
JAY DAVID P	WAKAIGAN SHORES RESORT LLC	11,000	09/14/2013	WD	21-NOT USED/OTHER	1133/58	OTHER	100.0
		12,500	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

LOST LAKE RESORT LLC
5949 GLEN ELLYN CT SE
GRAND RAPIDS MI 49546

Tax Description

L-942 P-2651 (L-677 P-504) 234 LOT 3 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4003 OFF LAKE 3	90.00	150.00	1.0000	1.0000	200	100		18,000
100 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	18,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,000	0	9,000			4,343C
2024	6,800	0	6,800			4,213C
2023	6,800	0	6,800			4,013C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
WEST SHORE DR

Owner's Name/Address
RIOS JOANNE M 10340 W CHADWICK RD EAGLE MI 48822

Tax Description
(L-1039P-1481 & L-903P-545 & L-577 P-534) 234 L-1045 P-172 LOT 4 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	0	33,800			13,277C
2024	25,000	0	25,000			12,878C
2023	20,000	0	20,000			12,265C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		32,000	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

RIOS JOANNE M
10340 W CHADWICK RD
EAGLE MI 48822

Tax Description

(L-944P-1434&L-889P-686&L-584P-123) 234 L-1045 P-172 (L-1039P-1481)LOT 5 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	89.00	150.00	1.0000	1.0000	675	100		60,075
89 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,075

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	332	75	1,534
Fencing: Wire Mesh, #11	3.21	640	50	1,027
Fencing: Gates, Mesh, 15'	1,081.00	2	50	1,081
Total Estimated Land Improvements True Cash Value =				3,642

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	17,900	47,900			13,036C
2024	22,300	16,400	38,700			12,645C
2023	17,800	14,100	31,900			12,043C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Other

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 15
Floor Area:
Total Base New : 56,857 E.C.F.
Total Depr Cost: 36,555 X 0.833
Estimated T.C.V: 30,450

(16) Porches/Decks

Area	Type
9	Treated Wood

(17) Garage

Year Built: 2000
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 70
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 240 SF Floor Area = 240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	240			
			Total:	17,346	10,061	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	29,817	20,872	*7
Water/Sewer						
Public Sewer			1	1,175	681	
Water Well, 150 Feet			1	8,124	4,712	
Deck						
Treated Wood			9	395	229	
			Totals:	56,857	36,555	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 30,450

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN LEONARD CHARLES	MIEDEN DAN J	4,000	02/21/2019	WD	22-OUTLIER	1168:1337	PROPERTY TRANSFER	100.0
LATHERS MARY E	MORGAN LEONARD C	7,000	04/01/2016	WD	21-NOT USED/OTHER	1158-1537	PROPERTY TRANSFER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

MIEDEN DAN J
7540 OAKVILLE WALTZ RD
CARLETON MI 48117-9291

Tax Description

234 LOT 6 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	150.00	1.0000	1.0000	675	100		60,750
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,400	1,700	32,100			17,479C
2024	22,500	1,600	24,100			16,954C
2023	18,000	1,400	19,400			16,147C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built 0 DECK ON | Remodeled 0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. Few | Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable Hip Flat | Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas Wood | Oil Coal | Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures: Ex. | Ord. | Min

No. of Elec. Outlets: Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 4,134 E.C.F.
Total Depr Cost: 4,051 X 0.833
Estimated T.C.V: 3,374

(16) Porches/Decks

Area	Type
200	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
Treated Wood			200	4,134	4,051
			Totals:	4,134	4,051

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 3,374

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNICKMEIER JAMES R		0	05/06/2016	OTH	07-DEATH CERTIFICATE	OBITUARY ONLINE	OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

KNICKMEIER REBECCA L
PO BOX 188
HOUGHTON LAKE HEIGHTS MI 48630

Tax Description

L-752 P-605 234 LOT 7 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	88.00	150.00	1.0000	1.0000	675	100		59,400
88 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	59,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	29,700	0	29,700			10,041C
2024	22,000	0	22,000			9,740C
2023	17,600	0	17,600			9,277C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KNICKMEIER JAMES R		0	05/06/2016	OTH	07-DEATH CERTIFICATE	OBITUARY ONLY	OTHER	0.0

Property Address

12035 WEST SHORE DR

Owner's Name/Address

KNICKMEIER REBECCA L
PO BOX 188
HOUGHTON LAKE HEIGHTS MI 48630

Tax Description

L-552 P-645-6 234 LOT 8 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 06/09/2022 INSPECTED
DMG 08/17/2010 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	150.00	1.0000	1.0000	675	100		60,750
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	395	70	1,819
Fencing: Wire Mesh, #11	3.26	320	50	521
Fencing: Gates, Mesh, 3'	409.58	1	50	205
Wood Frame	24.99	192	75	3,598
Total Estimated Land Improvements True Cash Value =				6,143

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,400	45,400	75,800			37,093C
2024	22,500	42,300	64,800			35,978C
2023	18,000	37,000	55,000			34,265C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 12
Floor Area:
Total Base New : 133,632 E.C.F.
Total Depr Cost: 96,215 X 0.833
Estimated T.C.V: 80,147

(16) Porches/Decks

Area	Type
128	Treated Wood
288	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	960		
			Total:	74,773	53,836
Other Additions/Adjustments					
42" frost-free footings, foundation			128	7,549	5,435
Plumbing					
3 Fixture Bath			1	3,054	2,199
Deck					
Treated Wood			128	3,089	2,224
Treated Wood			288	5,262	3,789
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			864	29,817	21,468
Water/Sewer					
Public Sewer			1	1,494	1,076
Water Well, 150 Feet			1	8,594	6,188
			Totals:	133,632	96,215

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 80,147

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUNDEN THOMAS V & ELLEN A	LUNDEN MICHAEL T	0	01/13/2022	OTH	09-FAMILY	1179:1435	PROPERTY TRANSFER	0.0
LUNDEN THOMAS V		0	09/12/2021	OTH	07-DEATH CERTIFICATE	1178:1625	OTHER	0.0
		12,500	04/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

LUNDEN MICHAEL T
12950 PARTLOW AVE
GRAND LEDGE MI 48837

Tax Description

L-1014 P-1755 (L-722 P-224) 234 LOT 9 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	05/01/2025	LU25-4747	INSPECT
Res. Add/Alter/Repair	04/09/2025	PB25-0053	INSPECT
Res. Add/Alter/Repair	04/29/2024	PB22-0422A	COMPLETE
Res. Add/Alter/Repair	10/03/2022	PB22-0422	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/29/2022	INSPECTED
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	150.00	1.0000	1.0000	675	100		60,750
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	656	95	3,839
Fencing: Wire Mesh, #11	3.21	720	75	1,733
Fencing: Gates, Mesh, 10'	852.71	1	75	640
Total Estimated Land Improvements True Cash Value =				6,212

Work Description for Permit LU25-4747, Issued 05/01/2025: 10X12 SHED
Work Description for Permit PB25-0053, Issued 04/09/2025: 1140 SQUARE FEET CONVERSION FROM GARAGE TO LIVING ROOM SPACE. NO LAND USE. KEVIN ROSE CONTRACTOR/HO
Work Description for Permit PB22-0422A, Issued 04/29/2024: RENEW PERMIT PB22-0422
Work Description for Permit PB22-0422, Issued 10/03/2022: 8 X 10 = 80 TOTAL SQ FT BATHROOM IN POLEBARN; HLSA SEWER CAPACITY FEE PERMIT #100 & SEWER HOOKUP PERMIT #7903

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,400	18,600	49,000			25,954C
2024	22,500	17,800	40,300			25,174C
2023	18,000	15,200	33,200			23,976C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 0
Total Base New : 45,973 E.C.F.
Total Depr Cost: 36,778 X 0.833
Estimated T.C.V: 30,636

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1680
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	1,061
Water Well, 150 Feet			1	8,359	6,687
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1680	36,288	29,030
			Totals:	45,973	36,778

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 30,636

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,800	05/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHOREDR

Owner's Name/Address

ISZLER JOHN A & CONNIE S
906 WOODBURY DR
GRAND LEDGE MI 48837

Tax Description

L-752 P-424 234 LOT 10 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	150.00	1.0000	1.0000	675	100		60,750
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	66	75	325
Fencing: Wire Mesh, #11	3.26	800	75	1,956
Fencing: Gates, Mesh, 3'	409.58	1	75	307
Fencing: Gates, Mesh, 10'	953.43	2	75	1,430
Total Estimated Land Improvements True Cash Value =				4,018

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,400	21,900	52,300			24,634C
2024	22,500	20,900	43,400			23,894C
2023	18,000	18,600	36,600			22,757C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg.		Large Avg.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 16
Floor Area: 0
Total Base New : 56,147 E.C.F.
Total Depr Cost: 47,163 X 0.833
Estimated T.C.V: 39,287

(16) Porches/Decks

Area	Type
55	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1688
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Deck					
Treated Wood			55	1,861	1,563
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1688	54,286	45,600
			Totals:	56,147	47,163

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 39,287

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATHERTON KATHRYN A	ATHERTON KATHRYN A [LE]	0	05/07/2025	OTH	15-LADY BIRD	1190:572	PROPERTY TRANSFER	0.0
ATHERTON DALE E		0	03/24/2025	OTH	07-DEATH CERTIFICATE	1190:571	OTHER	0.0
ATHERTON DALE E & KATHRYN	ATHERTON DALE E & KATHRYN	0	10/15/2020	QC	18-LIFE ESTATE	1174:671	PROPERTY TRANSFER	0.0
		28,000	01/01/2007	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

ATHERTON KATHRYN A [LE]
10271 RAY RD
GAINES MI 48436

Tax Description

(L-1045 P-1770&L-995P-2033&L-674P-35) 234 L-1055 P-2336 LOT 11 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	05/31/2007	PC07-0139	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	150.00	1.0000	1.0000	675	100		60,750
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	288	75	1,421
Total Estimated Land Improvements True Cash Value =				1,421

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,400	45,700	76,100			30,039C
2024	22,500	43,400	65,900			29,136C
2023	18,000	37,700	55,700			27,749C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2007	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
X	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 17
Floor Area: 960
Total Base New : 125,951 E.C.F.
Total Depr Cost: 104,539 X 0.833
Estimated T.C.V: 87,081

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2007
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2007
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	960		
			Total:	83,434	69,250

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	960	32,429	26,916
Water/Sewer			
Public Sewer	1	1,494	1,240
Water Well, 150 Feet	1	8,594	7,133
	Totals:	125,951	104,539

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 87,081

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11941 WEST SHORE DR

Owner's Name/Address
DRAGER RICKEY H 903 EDISON SAGINAW MI 48604

Tax Description
L-556 P-180 234 LOT 12 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	08/05/2011	11133	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	10/12/2011	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	150.00	1.0000	1.0000	675	100		60,750
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	60,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	192	75	947
Wood Frame	29.53	96	50	1,417
Total Estimated Land Improvements True Cash Value =				2,364

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,400	46,600	77,000			37,616C
2024	22,500	44,200	66,700			36,485C
2023	18,000	38,500	56,500			34,748C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2007	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 960
Total Base New : 131,818 E.C.F.
Total Depr Cost: 105,454 X 0.833
Estimated T.C.V: 87,843

(16) Porches/Decks

Area	Type
144	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2007
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	960		
			Total:	83,434	66,747
Other Additions/Adjustments					
Balcony					
Wood Balcony			144	5,867	4,694
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	32,429	25,943
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
			Totals:	131,818	105,454

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 87,843

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAFFORD JOSEPH D	GAFFORD JOSEPH D [LE]	0	08/28/2024	PTA	15-LADY BIRD	1188:697	PROPERTY TRANSFER	0.0
GAFFORD JOSEPH D & ANDREA	GAFFORD, JOSEPH	0	05/07/2010	QC	21-NOT USED/OTHER	1094/1947	OTHER	0.0
		25,000	03/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
11931 WEST SHORE DR

Owner's Name/Address
GAFFORD JOSEPH D [LE]
PO BOX 903
HOUGHTON LAKE MI 48629

Tax Description
L-674 P-272 234 LOT 13 HOUGHTON WOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/17/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	95.00	150.00	1.0000	1.0000	675	100		64,125
95 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	64,125

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	315	75	1,555
Total Estimated Land Improvements True Cash Value =				1,555

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	32,100	11,700	43,800			19,184C
2024	23,800	11,100	34,900			18,608C
2023	19,000	10,000	29,000	29,000M		17,722C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 0
Total Base New : 34,747 E.C.F.
Total Depr Cost: 26,060 X 0.833
Estimated T.C.V: 21,708

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1440	34,747	26,060
			Totals:	34,747	26,060

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 21,708

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-250-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-2	Building Permit(s)	Date	Number	Status
OLD 27	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LATHERS DAVID A ET AL 6258 CANDLER DRIVE UTICA MI 48317	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			3.950 Acres		5,538	100		21,875
			3.95 Total Acres		Total Est. Land Value =			21,875

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

234 WILLOW PARK HOUGHTON WOOD PARK VALUE INCL WITH OTHERLOTS

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
9323 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
JACKSON JOHN E & LORETTA L 2802 DASHWOOD TROY MI 48083	SA:					
	2026 Est TCV Tentative					

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/13/2012	INSPECTED

Tax Description

L-746 P-588 234 LOT 1 INDIAN TRAILS SUBD.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	250	50	722
D/W/P: 3.5 Concrete	5.78	95	75	412
D/W/P: 3.5 Concrete	5.78	60	50	173
D/W/P: Crushed Rock	2.12	32	50	34
Wood Frame	20.87	160	72	2,404
Total Estimated Land Improvements True Cash Value =				3,745

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	36,000	122,700			67,655C
2024	81,600	34,400	116,000			65,621C
2023	71,400	27,300	98,700			62,497C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 655 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 655
Total Base New : 88,581 E.C.F.
Total Depr Cost: 51,376 X 1.283
Estimated T.C.V: 65,915

(16) Porches/Decks

Area	Type
60	Roof Cover Onl
95	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 655 SF Floor Area = 655 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	655		
			Total:	76,853	44,575
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	681
Water Well, 150 Feet			1	8,124	4,712
Deck					
w/Roof (Roof portion)			60	975	565
w/Roof (Roof portion)			95	1,454	843
			Totals:	88,581	51,376

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 65,915

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
9331 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		SHED	07/29/2022	LU22-4523	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
KARP DALE L 3991 LEIX RD MAYVILLE MI 48744	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.27	1220	47	8,182
D/W/P: Patio Blocks	14.27	90	47	603
Wood Frame	33.66	48	22	356
Wood Frame	22.22	192	99	4,223
Total Estimated Land Improvements True Cash Value =				13,364

Work Description for Permit LU22-4523, Issued 07/29/2022: 12X16 SHED

Tax Description

L-293 P-250 234 LOT 2 INDIAN TRAILS SUBD.

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	77,200	163,900			90,279C
2024	81,600	73,800	155,400			87,565C
2023	71,400	60,000	131,400			83,396C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 805 S.F.
Slab: 144 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 949
Total Base New : 134,296 E.C.F.
Total Depr Cost: 83,264 X 1.283
Estimated T.C.V: 106,828

(16) Porches/Decks

Area	Type
434	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 949 SF Floor Area = 949 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	805		
1 Story	Siding	Slab	144		
			Total:	112,177	69,550
Other Additions/Adjustments					
Deck					
Treated Wood			434	6,727	4,171
Water/Sewer					
Public Sewer			1	1,326	822
Water Well, 150 Feet			1	8,359	5,183
Fireplaces					
Exterior 1 Story			1	5,707	3,538
			Totals:	134,296	83,264

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 106,828

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 412 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 412
Total Base New : 49,714 E.C.F.
Total Depr Cost: 23,367 X 1.283
Estimated T.C.V: 29,980

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 412 SF Floor Area = 412 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	412		
			Total:	49,714	23,367

Other Additions/Adjustments

Totals:	49,714	23,367

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 29,980

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITTLE CHRISTOPHER J	LITTLE CHRISTOPHER J [LE]	0	05/22/2025	QC	15-LADY BIRD	1190:984	PROPERTY TRANSFER	0.0
KARP JAMES	LITTLE CHRISTOPHER J	371,250	03/09/2022	WD	03-ARM'S LENGTH	1180:75	PROPERTY TRANSFER	100.0

Property Address

9347 E HOUGHTON LAKE DR

Owner's Name/Address

LITTLE CHRISTOPHER J [LE]
5700 APPAIN WAY
WATERFORD MI 48329

Tax Description

234 L-677 P-569 LOT 3 INDIAN TRAILS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	06/27/2023	LU23-4588	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	40	90	1,037
Fencing: Wd, Picket, 30-40	12.38	88	90	980
D/W/P: Asphalt Paving	2.89	1900	47	2,581
D/W/P: 3.5 Concrete	6.16	100	72	444
D/W/P: 3.5 Concrete	6.16	168	22	228
D/W/P: 3.5 Concrete	6.16	21	22	28
Metal Prefab/Conc.	21.44	112	22	528
Total Estimated Land Improvements True Cash Value =				5,826

Work Description for Permit LU23-4588, Issued 06/27/2023: NEW FENCING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	88,200	173,200			150,031C
2024	80,000	84,500	164,500			145,520C
2023	70,000	66,400	136,400			136,400S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 878 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 878
Total Base New : 148,989 E.C.F.
Total Depr Cost: 119,194 X 1.283
Estimated T.C.V: 152,926

(16) Porches/Decks

Area	Type
72	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 878 SF Floor Area = 878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	878		
			Total:	108,235	86,590
Other Additions/Adjustments					
Deck					
Treated Wood			72	2,092	1,674
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	18,616
Water/Sewer					
Public Sewer			1	1,326	1,061
Water Well, 150 Feet			1	8,359	6,687
Fireplaces					
Exterior 1 Story			1	5,707	4,566
			Totals:	148,989	119,194

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 152,926

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 160 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 160
Total Base New : 17,489 E.C.F.
Total Depr Cost: 10,493 X 1.283
Estimated T.C.V: 13,463

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin 1 STORY Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 160 SF Floor Area = 160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Description	Size	Cost New	Depr. Cost
Add for Electrical	160	1,550	930
Other Additions/Adjustments			
Totals:		17,489	10,493

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 13,463

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPRAGUE JAMES N & SHANNON	SPRAGUE JAMES N & SHANNON	0	10/21/2024	QC	15-LADY BIRD	1188:1393	PROPERTY TRANSFER	0.0
KARP JAMES	SPRAGUE JAMES N & SHANNON	200,000	09/30/2022	WD	03-ARM'S LENGTH	1182:1354	PROPERTY TRANSFER	100.0

Property Address

9357 E HOUGHTON LAKE DR

Owner's Name/Address

SPRAGUE JAMES N & SHANNON S [LE]
581 PRESTWICK AVE SE
GRAND RAPIDS MI 49546

Tax Description

L-444 P-167 234 LOT 4 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	150	47	407
D/W/P: 3.5 Concrete	5.78	98	72	408
D/W/P: 3.5 Concrete	5.78	40	72	166
Metal Prefab/Conc.	19.70	90	22	390
Total Estimated Land Improvements True Cash Value =				1,371

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	29,500	114,500			99,702C
2024	80,000	28,700	108,700			96,705C
2023	70,000	22,100	92,100			92,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 558 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 40
Floor Area: 558
Total Base New : 73,464 E.C.F.
Total Depr Cost: 44,077 X 1.283
Estimated T.C.V: 56,551

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 558 SF Floor Area = 558 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	558		
			Total:	64,165	38,498
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	705
Water Well, 150 Feet			1	8,124	4,874
			Totals:	73,464	44,077

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 56,551

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILLIPS ERNEST R & MILDRE	PHILLIPS ERNEST R & MILDRE	0	10/14/2016	WD	09-FAMILY	1160-1301	PROPERTY TRANSFER	0.0

Property Address

9365 E HOUGHTON LAKE DR

Owner's Name/Address

PHILLIPS ERNEST R & MILDRED P TRUST
6290 W COLUMBIA RD
MASON MI 48854

Tax Description

L-671 P-602 234 LOT 5 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	355	50	1,026
D/W/P: 3.5 Concrete	5.78	20	50	58
D/W/P: 3.5 Concrete	5.78	20	50	58
Fencing: Wire Mesh, #9	3.67	440	50	807
Wood Frame	23.41	96	22	494
Total Estimated Land Improvements True Cash Value =				2,443

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	102,200	187,200			71,662C
2024	80,000	98,000	178,000			69,508C
2023	70,000	77,800	147,800			66,199C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 624 S.F.
Slab: 504 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,128
Total Base New : 148,680 E.C.F.
Total Depr Cost: 86,234 X 1.283
Estimated T.C.V: 110,638

(16) Porches/Decks

Area	Type
80	Composite
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	624		
1 Story	Siding	Slab	504		
			Total:	129,053	74,851

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,326	769
Water Well, 150 Feet	1	8,359	4,848
Fireplaces			
Interior 1 Story	1	4,700	2,726
Deck			
Composite w/Roof (Deck Portion)	80	2,298	1,333
Composite w/Roof (Roof portion)	80	1,375	797
Treated Wood w/Roof (Deck Portion)	24	1,073	622
Treated Wood w/Roof (Roof portion)	24	496	288
	Totals:	148,680	86,234

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 110,638

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 450 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 450
Total Base New : 56,565 E.C.F.
Total Depr Cost: 32,242 X 1.283
Estimated T.C.V: 41,366

(16) Porches/Decks

Area	Type
20	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 450 SF Floor Area = 450 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	450		
			Total:	55,007	31,354
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	670
Deck					
w/Roof (Roof portion)			20	383	218
			Totals:	56,565	32,242

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 41,366

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Avg.		Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 500 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 500
Total Base New : 61,601 E.C.F.
Total Depr Cost: 35,113 X 1.283
Estimated T.C.V: 45,050

(16) Porches/Decks

Area	Type
20	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	500		
			Total:	60,043	34,225
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	670
Deck					
w/Roof (Roof portion)			20	383	218
			Totals:	61,601	35,113

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 45,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		183,000	12/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9377 E HOUGHTON LAKE DR

Owner's Name/Address

ELSESSER MARK P & KATHY
9377 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-821 P-245 234 LOT 6 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/16/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. New Construction	05/12/2021	PB21-0139	COMPLETE
Demolish	03/12/2021	PB21-0026	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
MH	03/29/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	52.00	150.00	1.0000	1.0000	3400	100		176,800
52 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	176,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	47	297
D/W/P: 3.5 Concrete	6.58	12	47	37
Total Estimated Land Improvements True Cash Value =				334

Work Description for Permit PB21-0139, Issued 05/12/2021: TWO STORY RESIDENTIAL DWELLING & ROOFED PORCH FIRST FLOOR-24 X 24 = 576; 2ND FLOOR-24 X 24 = 576; PORCH-12 X 12 = 144; 1296 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT #4401; ROSCOMMON COUNTY SOIL EROSION PERMIT #3979; HLSA RECONNECT NEW HOME PERMIT #r-7867-SEE DISCONNECT D-802;CENTRAL MI DIST HEALT DEPT WELL PERMIT #JPHS-BY5P22; EXISTING DRIVEWAY REScheck Compliance Certificate-4.9% Better Th
Work Description for Permit PB21-0026, Issued 03/12/2021: DEMOLITON OF 1000 TOTAL SQ FT HOUSE LAKE TOWNSHIP LAND USE PERMIT # 4377; ROSCOMMON COUNTY SOIL EROSION PERMIT #3956 (DEMO ONLY, NOT REBUILD); HLSA DISCONNECT PERMIT # D-802. WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF THE WELL AND SEPTIC TO THE HEALTH DEPARTMENT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	88,400	140,600	229,000			98,063C
2024	83,200	134,500	217,700			95,115C
2023	72,800	108,000	180,800			90,586C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 3
Floor Area: 1,344
Total Base New : 219,967 E.C.F.
Total Depr Cost: 213,370 X 1.283
Estimated T.C.V: 273,754

(16) Porches/Decks

Area	Type
144	Composite
288	Composite
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	768		
			Total:	162,287	157,419
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,507
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	25,380
Storage Over Garage			360	4,946	4,798
Water/Sewer					
Public Sewer			1	1,494	1,449
Water Well, 150 Feet			1	8,594	8,336
Deck					
Composite w/Roof (Deck Portion)			144	3,377	3,276
Composite w/Roof (Roof portion)			144	2,543	2,467
Composite			288	5,504	5,339
Treated Wood			9	411	399
			Totals:	219,967	213,370

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 273,754

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEONARD KEVIN R	LEONARD KEVIN R & TINA D	0	08/21/2020	QC	09-FAMILY	1174:1294	PROPERTY TRANSFER	0.0
LEONARD EVALYNE H TRUST	LEONARD KEVIN R	0	08/12/2020	QC	09-FAMILY	1174:1293	PROPERTY TRANSFER	0.0
LEONARD JACK O TRUST	LEONARD KEVIN R	0	08/12/2020	QC	21-NOT USED/OTHER	1174:1292	PROPERTY TRANSFER	0.0

Property Address

9387 E HOUGHTON LAKE DR

Owner's Name/Address

LEONARD KEVIN R & TINA D
PO BOX 27
SAINT LOUIS MI 48880

Tax Description

L-654 P-201 234 LOT 7 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	01/02/2023	PB21-0065B	COMPLETE
Res. Add/Alter/Repair	06/18/2021	PB21-0065A	COMPLETE
Res. Add/Alter/Repair	04/06/2021	PB21-0065	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1264	47	3,909
Total Estimated Land Improvements True Cash Value =				3,909

Work Description for Permit PB21-0065B, Issued 01/02/2023: EXTENSION OF BUILDING PERMIT #PB21-0065
Work Description for Permit PB21-0065A, Issued 06/18/2021: 2 ADDITIONAL REQUESTED INSPECTIONS
Work Description for Permit PB21-0065, Issued 04/06/2021: REPLACE EXISTING RESIDENTIAL DWELLING ROOF FRAMING WITH AN ENGINEERED TRUSSED ROOF SYSTEM 27 X 28 = 756 TOTAL SQ FT LAND USE PERMIT NOT NEEDED PER KEVIN ROSE, OEO

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	142,700	227,700			105,268C
2024	80,000	136,200	216,200			102,103C
2023	70,000	110,100	180,100			97,241C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 756 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,848
Total Base New : 288,273 E.C.F.
Total Depr Cost: 213,842 X 1.283
Estimated T.C.V: 274,359

(16) Porches/Decks

Area	Type
280	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1092 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	756			
1 Story	Siding	Slab	336			
			Total:	219,776	162,633	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,438	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	17,445	
Common Wall: 1/2 Wall			1	-1,106	-818	
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
Fireplaces						
Exterior 2 Story			1	8,024	5,938	
Breezeways						
Frame Wall			280	19,270	14,260	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,480	*8
			Totals:	288,273	213,842	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 274,359

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILKES JODY & KRISTIN	WENDORF MARK & VICTORIA	180,000	06/05/2020	WD	16-LC PAYOFF	1172:1962	DEED	0.0
WILKES JODY & KRISTEN	WENDORF MARK & VICTORIA LC	180,000	09/08/2015	LC	03-ARM'S LENGTH	1153-1667	PROPERTY TRANSFER	100.0
		235,000	02/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9397 E HOUGHTON LAKE DR

Owner's Name/Address

WENDORF MARK & VICTORIA
3973 WEST BELLEVUE HWY
OLIVET MI 49076

Tax Description

L-1021 P-955 (L-858 P-9) 234 LOT 8 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. New Construction	08/14/2023	PB23-0321	COMPLETE
DEMO	06/21/2023	LU23-4585	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/14/2023	INSPECTED
QT	04/03/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2591	99	16,879
Total Estimated Land Improvements True Cash Value =				16,879

Work Description for Permit PB23-0321, Issued 08/14/2023: NEW RESIDENCE WITH ATTACHED GARAGE AND DECK. LAKE TOWNSHIP LAND USE DATED 8/1/23 #004600. ROSCOMMON COUNTY SOIL EROSION DATED 7/18/23 #4225. HOUGHTON LAKE SEWER PERMIT DATED 8/1/23 #7924. EXISTING WELL. EXISTING DRIVEWAY.
Work Description for Permit LU23-4585, Issued 06/21/2023: DEMO HOUSE AND GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	277,800	362,800			297,853C
2024	80,000	120,500	200,500			151,167C
2023	70,000	47,700	117,700			86,587C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2023 COMP	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1708 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 1
Floor Area: 3,095
Total Base New : 417,062 E.C.F.
Total Depr Cost: 412,881 X 1.283
Estimated T.C.V: 529,726

(16) Porches/Decks

Area	Type
192	Composite
20	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 894
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 2023
(11) Heating System: Forced Heat & Cool
Ground Area = 1708 SF Floor Area = 3095 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	940		
1+ Story	Siding	Crawl Space	600		
1 Story	Siding	Crawl Space	168		
0.5 Story	Siding	Overhang	894		
			Total:	361,150	357,528
Other Additions/Adjustments					
Exterior					
Stone Veneer			140	5,314	5,261
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			894	30,646	30,340
Common Wall: 1 Wall			1	-2,219	-2,197
Water/Sewer					
Public Sewer			1	1,494	1,479
Water Well, 150 Feet			1	8,594	8,508
Fireplaces					
Direct-Vented Gas			1	3,021	2,991
Deck					
Composite			192	4,057	4,016
Composite			20	1,005	995
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,960
			Totals:	417,062	412,881

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 529,726

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEST JULIE A		0	04/17/2021	OTH	07-DEATH CERTIFICATE	1177:2209	OTHER	0.0
WILKES JODY L & KRISTEN A	WEST DOUGLAS M & JULIE A	255,000	08/30/2019	WD	03-ARM'S LENGTH	1170:0906	PROPERTY TRANSFER	100.0
		312,000	04/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9407 E HOUGHTON LAKE DR

Owner's Name/Address

WEST DOUGLAS M
407 PICKFORD AVE
LEHIGH ACRES FL 33974

Tax Description

L-1004P-1062(L-941P-2515&L-771P-321-322)2 34 LOT 9 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	404	75	1,993
D/W/P: Asphalt Paving	3.10	576	50	893
D/W/P: Asphalt Paving	3.10	140	50	217
Total Estimated Land Improvements True Cash Value =				3,103

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	105,200	190,200			135,730C
2024	80,000	100,300	180,300			131,649C
2023	70,000	85,600	155,600			125,380C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
6	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 912 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,488
Total Base New : 226,691 E.C.F.
Total Depr Cost: 156,887 X 1.283
Estimated T.C.V: 201,286

(16) Porches/Decks

Area	Type
32	Treated Wood
140	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 1488 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	912			
0.75 Story	Siding	Overhang	768			
			Total:	174,950	118,968	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Deck						
Treated Wood			32	1,404	955	
Balcony						
Wood Balcony			140	5,704	3,879	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	21,331	*7
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Wood Stove			1	2,551	1,735	
			Totals:	226,691	156,887	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 201,286

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARE MARK M & CHRISTA J	CLARE MARK M & CHRISTA J F	0	01/24/2024	WD	14-INTO/OUT OF TRUST	1186:634	PROPERTY TRANSFER	0.0
		80,000	09/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9417 E HOUGHTON LAKE DR

Owner's Name/Address

CLARE MARK M & CHRISTA J R L TRUST
2990 E JORDAN RD
MT PLEASANT MI 48858

Tax Description

L-766 P-146 234 LOT 10 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	424	47	1,228
Wood Frame	22.22	192	95	4,053
Total Estimated Land Improvements True Cash Value =				5,281

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	51,300	136,300			79,442C
2024	80,000	49,000	129,000			77,054C
2023	70,000	30,200	100,200			71,385C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 984
Total Base New : 122,374 E.C.F.
Total Depr Cost: 73,425 X 1.283
Estimated T.C.V: 94,204

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 984 SF Floor Area = 984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	984		
			Total:	112,689	67,614
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
			Totals:	122,374	73,425

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 94,204

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SULKOWSKI ADAM P & COLLEEN	SULKOWSKI ADAM & COLLEEN F	0	12/27/2016	WD	21-NOT USED/OTHER	1161:1477	PROPERTY TRANSFER	0.0
BEEBE ARTHUR R & DONNALEE	SULKOWSKI, ADAM & COLLEEN	160,000	10/07/2011	WD	03-ARM'S LENGTH	1108/1619	OTHER	100.0
		126,200	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9421 E HOUGHTON LAKE DR

Owner's Name/Address

SULKOWSKI ADAM & COLLEEN REV TRUST
68 SKYLINE DR
HOWELL MI 48843

Tax Description

L-916 P-529 (L-737 P-71-72) 234 9421 E HOUGHTON LAKE DR LOT 11 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	72	213
Metal Prefab	18.17	72	22	288
Total Estimated Land Improvements True Cash Value =				501

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	73,700	158,700			89,969C
2024	80,000	70,400	150,400			87,264C
2023	70,000	56,100	126,100			83,109C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 920 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 33
Floor Area: 1,041
Total Base New : 167,260 E.C.F.
Total Depr Cost: 111,537 X 1.283
Estimated T.C.V: 143,102

(16) Porches/Decks

Area	Type
224	Treated Wood
84	Treated Wood
16	Roof Cover Onl
28	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 920 SF Floor Area = 1041 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	308			
1.25 Story	Siding	Crawl Space	484			
1 Story	Siding	Crawl Space	128			
			Total:	118,735	79,552	
Other Additions/Adjustments						
Deck						
Treated Wood			224	4,364	2,924	
Treated Wood			84	2,277	1,526	
Treated Wood			28	1,257	314	*2
w/Roof (Roof portion)			16	331	222	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	16,686	
Water/Sewer						
Public Sewer			1	1,326	888	
Water Well, 150 Feet			1	8,359	5,601	
Fireplaces						
Exterior 1 Story			1	5,707	3,824	
			Totals:	167,260	111,537	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 143,102

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUSH PETER J & MICHELLE L	THOMAS JOSEPH & JULIE	515,000	04/28/2023	WD	03-ARM'S LENGTH	1184:431	PROPERTY TRANSFER	100.0
FREDERICK WILLIAM R & PATR	BUSH PETER J & MICHELLE L	323,000	07/27/2018	WD	03-ARM'S LENGTH	1166:1735	PROPERTY TRANSFER	100.0
		160,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9437 E HOUGHTON LAKE DR

Owner's Name/Address

THOMAS JOSEPH & JULIE
51598 COVE DR
SOUTH LYON MI 48178

Tax Description

(L-929P-371&L-913P-536-546&L-577P-494)
234 L-940 P-1381 9437B E HTN LK DRLOT 12 INDIAN TRAILS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/01/2024	PB24-0099	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	289	99	1,883
D/W/P: Asphalt Paving	3.10	2100	76	4,948
Total Estimated Land Improvements True Cash Value =				6,831

Work Description for Permit PB24-0099, Issued 05/01/2024: 12X26 AND 4X16 DECKS LAKE TOWNSHIP LAND USE DATED 4/24/24 #004650. ROSCOMMON TOWNSHIP SOIL EROSION DATED 3/9/24.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	163,500	248,500			240,921C
2024	80,000	149,900	229,900			229,900S
2023	70,000	120,400	190,400			138,296C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1023 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 8
Floor Area: 1,361
Total Base New : 263,707 E.C.F.
Total Depr Cost: 243,368 X 1.283
Estimated T.C.V: 312,241

(16) Porches/Decks

Area	Type
252	Treated Wood
37	Roof Cover Onl
80	Composite
401	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 585
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1023 SF Floor Area = 1361 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	685			
2 Story	Siding	Crawl Space	338			
			Total:	185,860	171,002	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			2	9,291	8,548	
Deck						
Treated Wood			252	4,816	4,431	
Composite w/Roof (Deck Portion)			80	2,354	2,330	*9
Composite w/Roof (Roof portion)			80	1,509	1,494	
Composite			401	6,821	6,753	*9
w/Roof (Roof portion)			37	782	719	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			780	27,635	25,424	
Storage Over Garage			585	8,038	7,395	
Water/Sewer						
Public Sewer			1	1,494	1,374	
Water Well, 150 Feet			1	8,594	7,906	
Fireplaces						
Exterior 1 Story			1	6,513	5,992	
			Totals:	263,707	243,368	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 312,241

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEMORIE ROBERT & KERIE	LEMORIE ROBERT & KERIE LIV	0	06/12/2018	QC	21-NOT USED/OTHER	1166:0595	PROPERTY TRANSFER	0.0
RAFAILL NICHOLAS T & LIA C	LEMORIE, ROBERT & KERIE	279,900	08/15/2012	WD	03-ARM'S LENGTH	1118/147	OTHER	100.0
		408,000	06/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9443 E HOUGHTON LAKE DR

Owner's Name/Address

LEMORIE ROBERT & KERIE LIVING TRUST
9443 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-983 P-1689 (L-712 P-52) 234 9443 E HOUGHTON LK DR LOT 13 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/01/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1836	75	9,061
Total Estimated Land Improvements True Cash Value =				9,061

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	192,400	277,400	252,000M		158,325C
2024	80,000	183,900	263,900			153,565C
2023	70,000	125,900	195,900			146,253C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1434 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,974
Total Base New : 328,874 E.C.F.
Total Depr Cost: 247,253 X 1.283
Estimated T.C.V: 317,226

(16) Porches/Decks

Area	Type
114	CPP
176	WCP (1 Story)
132	Treated Wood
308	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1434 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	894		
2 Story	Siding	Crawl Space	540		
			Total:	239,369	179,525
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,484
Porches					
CPP			114	2,269	1,702
WCP (1 Story)			176	7,374	5,530
Deck					
Treated Wood			132	3,155	2,366
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			728	26,368	19,776
Storage Over Garage			364	5,001	3,751
Common Wall: 1/2 Wall			1	-1,106	-829
Water/Sewer					
Public Sewer			1	1,494	1,120
Water Well, 150 Feet			1	8,594	6,445
Fireplaces					
Exterior 1 Story			1	6,513	4,885
Breezeways					
Frame Wall			308	21,197	15,898
Local Cost Items					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
9453 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SMIGIELSKI CHARLENE 1178 HERBERT J AVE JACKSON MI 49202	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1932	72	9,153
D/W/P: 3.5 Concrete	6.58	56	72	265
D/W/P: 3.5 Concrete	6.58	160	72	758
Total Estimated Land Improvements True Cash Value =				10,176

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [X] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [X] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [X] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L-599 P-416 234 9453 E HOUGHTON LAKE DRIVE 48629LOT 14 INDIAN TRAILS SUBD

Comments/Influences

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	88,500	173,500			100,039C
2024	80,000	84,800	164,800			97,032C
2023	70,000	60,200	130,200			92,412C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 28
Floor Area: 1,020
Total Base New : 176,996 E.C.F.
Total Depr Cost: 126,110 X 1.283
Estimated T.C.V: 161,799

(16) Porches/Decks

Area	Type
288	Treated Wood
160	Treated Wood
292	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 357
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 816 SF Floor Area = 1020 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	816			
			Total:	133,109	95,838	
Other Additions/Adjustments						
Deck						
Treated Wood			288	5,262	3,789	
Treated Wood			160	3,578	2,576	
Treated Wood			292	5,309	2,495	*4
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			357	14,312	10,305	
Water/Sewer						
Public Sewer			1	1,494	1,076	
Water Well, 150 Feet			1	8,594	6,188	
Fireplaces						
Interior 1 Story			1	5,338	3,843	
			Totals:	176,996	126,110	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 161,799

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGGLESTON STEVEN W & MARY	EGGLESTON STEVEN W & MARY	0	06/26/2018	QC	09-FAMILY	1166:1449	PROPERTY TRANSFER	0.0

Property Address

9463 E HOUGHTON LAKE DR

Owner's Name/Address

EGGLESTON STEVEN W & MARY W [LE]
7208 VANDERBILT DR
MC KINNEY TX 75070

Tax Description

L-863 P-178 (L-715 P-113-114) 234 LOT 15 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	936	87	5,016
D/W/P: 3.5 Concrete	6.16	126	72	559
D/W/P: 5in Ren. Conc.	7.99	208	87	1,446
Wood Frame	24.89	120	47	1,404
Total Estimated Land Improvements True Cash Value =				8,425

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	78,300	163,300			83,872C
2024	80,000	74,800	154,800			81,351C
2023	70,000	52,100	122,100			77,478C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1078 S.F.
Slab: 240 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 1,318
Total Base New : 188,643 E.C.F.
Total Depr Cost: 112,300 X 1.283
Estimated T.C.V: 144,081

(16) Porches/Decks

Area	Type
84	Treated Wood
102	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1318 SF Floor Area = 1318 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,078			
1 Story	Siding	Slab	240			
			Total:	153,173	91,904	
Other Additions/Adjustments						
Deck						
Treated Wood			84	2,277	1,366	
Treated Wood			102	2,531	633	*2
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			396	15,270	9,162	
Water/Sewer						
Public Sewer			1	1,326	796	
Water Well, 150 Feet			1	8,359	5,015	
Fireplaces						
Exterior 1 Story			1	5,707	3,424	
			Totals:	188,643	112,300	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 144,081

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROTTER NANCY C	TROTTER DONALD K & NANCY C	0	12/10/2014	QC	21-NOT USED/OTHER	1145-2267	PROPERTY TRANSFER	0.0
DOMIGAN CHARLIE D & SHIRLE	TROTTER, NANCY	0	01/28/2010	OTH	21-NOT USED/OTHER	1090/2353	OTHER	100.0
		68,000	01/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9473 E HOUGHTON LAKE DR

Owner's Name/Address

TROTTER DONALD K & NANCY C TRUST
9473 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-661 P-410 234 LOT 16 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/11/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1146	75	5,656
D/W/P: 3.5 Concrete	6.58	22	75	109
D/W/P: 3.5 Concrete	6.58	42	75	207
Total Estimated Land Improvements True Cash Value =				5,972

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	150,800	235,800			114,617C
2024	80,000	144,000	224,000			111,171C
2023	70,000	115,700	185,700			105,878C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 528 S.F.
Slab: 738 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 33
Floor Area: 1,794
Total Base New : 284,692 E.C.F.
Total Depr Cost: 224,563 X 1.283
Estimated T.C.V: 288,114

(16) Porches/Decks

Area	Type
288	Composite
72	Composite
64	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1266 SF Floor Area = 1794 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	738			
2 Story	Siding	Crawl Space	528			*8
			Total:	216,677	167,310	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,903	
Balcony						
Wood Balcony			64	2,607	2,190	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			960	32,429	27,240	
Water/Sewer						
Public Sewer			1	1,494	1,255	
Water Well, 150 Feet			1	8,594	7,219	
Fireplaces						
Exterior 1 Story			1	6,513	5,471	
Deck						
Composite			288	5,504	4,623	
Composite			72	2,228	1,872	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,480	*8
			Totals:	284,692	224,563	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 288,114

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEE ELIZABETH J COTTAGE TR	KIRINOVIC DAVE & WENDY	160,000	08/05/2019	WD	16-LC PAYOFF	1170:0187	DEED	0.0
DOEPKER MARCIA TRUST	KIRINOVIC DAVE & WENDY	160,000	02/03/2017	LC	03-ARM'S LENGTH	1161:1068	PROPERTY TRANSFER	100.0
BOSSENBROOK, ARLYN	DOEPKER, MARCIA	0	06/25/2010	WD	21-NOT USED/OTHER	1094/1430	OTHER	0.0
DOEPKER, MARCIA TRUSTEE	BOSSENBROOK, ARLYN	0	06/20/2010	WD	21-NOT USED/OTHER	1093/1882	OTHER	0.0

Property Address

9483 E HOUGHTON LAKE DR

Owner's Name/Address

KIRINOVIC DAVE & WENDY
6550 WILDCAT RD
OVID MI 48866

Tax Description

L-738 P-667 234 LOT 17 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1080	47	1,467
D/W/P: 3.5 Concrete	6.16	1150	47	3,329
D/W/P: 3.5 Concrete	6.16	30	87	161
Total Estimated Land Improvements True Cash Value =				4,957

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	57,900	142,900			92,931C
2024	80,000	55,300	135,300			90,137C
2023	70,000	42,000	112,000			85,845C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 715 S.F.
Slab: 180 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 895
Total Base New : 139,444 E.C.F.
Total Depr Cost: 83,666 X 1.283
Estimated T.C.V: 107,343

(16) Porches/Decks

Area	Type
300	Treated Wood
30	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 895 SF Floor Area = 895 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	715		
1 Story	Siding	Slab	180		
			Total:	106,443	63,866
Other Additions/Adjustments					
Deck					
Treated Wood			300	5,277	3,166
w/Roof (Roof portion)			30	605	363
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	10,460
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
			Totals:	139,444	83,666

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 107,343

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEMPLE CARL R JR	FRANKLIN DAVID L	290,000	04/30/2021	WD	03-ARM'S LENGTH	1176:1672	PROPERTY TRANSFER	100.0
		154,000	10/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9495 E HOUGHTON LAKE DR

Owner's Name/Address

FRANKLIN DAVID L
9495 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-812 P-682 234 LOT 18 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/30/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2050	95	5,629
Total Estimated Land Improvements True Cash Value =				5,629

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	72,500	157,500			116,924C
2024	80,000	69,400	149,400			113,409C
2023	70,000	55,800	125,800			107,730C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 880 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 880
Total Base New : 142,770 E.C.F.
Total Depr Cost: 105,649 X 1.283
Estimated T.C.V: 135,548

(16) Porches/Decks

Area	Type
424	Treated Wood

(17) Garage

Year Built: 1994
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	880		
			Total:	105,539	78,098
Other Additions/Adjustments					
Deck					
Treated Wood			424	6,623	4,901
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,923	15,483
Water/Sewer					
Public Sewer			1	1,326	981
Water Well, 150 Feet			1	8,359	6,186
			Totals:	142,770	105,649

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 135,548

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLDA JOSEPH & DANIELLE	BOLDA JOSEPH M & DANIELLE	0	08/08/2024	WD	14-INTO/OUT OF TRUST	1187:2536	PROPERTY TRANSFER	0.0
SMITH STEVEN L & SARA	BOLDA JOSEPH & DANIELLE	309,000	04/30/2018	WD	03-ARM'S LENGTH	1165:2283	PROPERTY TRANSFER	100.0
		320,000	05/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9505 E HOUGHTON LAKE DR

Owner's Name/Address

BOLDA JOSEPH M & DANIELLE J TRUST
12845 CHARTREUSE DR
DEWITT MI 48820

Tax Description

L-1025 P-1481-1483 (L-550 P-470) 234 9505 E HOUGHTON LK DR LOT 19 INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/05/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	08/24/2020	LU20-4336	COMPLETE
REMODEL	03/06/2015	PB15-0020	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
MH	11/16/2017	INSPECTED
CSZ	01/27/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1210	71	5,653
D/W/P: 3.5 Concrete	6.58	132	71	617
D/W/P: 5in Ren. Conc.	8.94	439	98	3,846
Total Estimated Land Improvements True Cash Value =				10,116

Work Description for Permit LU20-4336, Issued 08/24/2020: LANDING FOR STEPS DOWN TO STAMPED CONCRETE PATIO
Work Description for Permit PB15-0020, Issued 03/06/2015: INTERIOR RENOVATIONS, PIER BEAM HEADERS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	170,500	255,500			162,130C
2024	80,000	162,900	242,900			157,256C
2023	70,000	132,100	202,100			149,768C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg.		Large Avg.
	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1520 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 29
Floor Area: 2,360
Total Base New : 353,130 E.C.F.
Total Depr Cost: 251,782 X 1.283
Estimated T.C.V: 323,036

(16) Porches/Decks

Area	Type
224	CPP
400	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 672
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1520 SF Floor Area = 2360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,120			
1 Story	Siding	Crawl Space	400			
			Total:	263,218	186,885	
Other Additions/Adjustments						
Exterior						
Brick Veneer			72	1,238	879	
Plumbing						
3 Fixture Bath			1	4,646	3,299	
Porches						
CPP			224	3,922	3,844	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			896	30,706	21,801	
Storage Over Garage			672	9,233	6,555	
Water/Sewer						
Public Sewer			1	1,494	1,061	
Water Well, 150 Feet			1	8,594	6,102	
Fireplaces						
Wood Stove			1	2,551	1,811	
Breezeways						
Frame Wall			400	27,528	19,545	
			Totals:	353,130	251,782	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 323,036

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARD JOHN & ANNETTE & CARD	SCHULER CARL L & ERIN F	399,900	08/10/2018	WD	03-ARM'S LENGTH	1166:2363	PROPERTY TRANSFER	100.0
CARD JOHN & ANNETE	CARD JOHN & ANNETTE & CARI	0	10/23/2017	QC	21-NOT USED/OTHER	1164:0288	PROPERTY TRANSFER	0.0
KUNATH TERENCE	CARD JOHN & ANNETTE	107,000	07/12/2013	WD	03-ARM'S LENGTH	1130/501	OTHER	100.0
KUNATH EDWARD F & CHRISTIN	KUNATH TERENCE	0	02/08/2013	WD	09-FAMILY	1128/1099	OTHER	0.0

Property Address

9509 E HOUGHTON LAKE DR

Owner's Name/Address

SCHULER CARL L & ERIN F
617 RIVERVIEW CT
GLADWIN MI 48624

Tax Description

L-479 P-45 234 BEG AT NE COR OF LOT 20 TH S 10 DEG 15'EON LOT LINE 193.15 FT TO SH OF LAKE TH S 81 DEG 10'51"W 51.14 FT TH N 6 DEG 03'W 192.6 FT TO DR TH N 79 DEG 44'53"E 36.72 FT TO POB PART OF LOT 20 INDIAN TRAILS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/17/2024	PB23-0042A	COMPLETE
Res. Add/Alter/Repair	03/20/2023	PB23-0042	COMPLETE
NEW RESIDENCE	08/09/2013	158	COMPLETE
DEMO	08/05/2013	163	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	46.37	192.40	1.0000	1.0510	3400	100		165,694
51 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	165,694

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3390	72	16,060
D/W/P: 3.5 Concrete	6.58	1040	72	4,927
Total Estimated Land Improvements True Cash Value =				20,987

Work Description for Permit PB23-0042A, Issued 06/17/2024: NEEDS TO PASS FINAL INSPECTION. RISERS NOT CORRECTED.
Work Description for Permit PB23-0042, Issued 03/20/2023: 12 X 22 = 264 SQUARE FEET STORAGE AREA CONVERTED TO LIVING SPACE. LAND USE AND SOIL EROSION NOT REQUIRED-REMODEL.
Work Description for Permit 158, Issued 08/09/2013: 28*36 1 STORY, 14*28 SECOND STORY 28*28 ATT GARAGE 18*28 ABOVE GARAGE

Who	When	What
QT	11/18/2024	INSPECTED
QT	09/13/2023	INSPECTED
QT	04/03/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	82,800	180,800	263,600			174,797C
2024	78,000	173,300	251,300			169,542C
2023	68,200	131,400	199,600			150,177C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
2014	0

Condition: Good

Room List

	Basement
6	1st Floor
2	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 8
Floor Area: 1,652
Total Base New : 235,310 E.C.F.
Total Depr Cost: 216,485 X 1.283
Estimated T.C.V: 277,750

(16) Porches/Decks

Area	Type
160	Composite

(17) Garage

Year Built: 2013
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1652 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,008		
0.5 Story	Siding	Overhang	784		
			Total:	190,221	175,003

Other Additions/Adjustments

Exterior			
Stone Veneer	32	1,215	1,118
Plumbing			
3 Fixture Bath	1	4,646	4,274
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	784	27,730	25,512
Common Wall: 1 Wall	1	-2,219	-2,041
Water/Sewer			
Public Sewer	1	1,494	1,374
Water Well, 150 Feet	1	8,594	7,906
Deck			
Composite	160	3,629	3,339
	Totals:	235,310	216,485

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 277,750

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2014	2023

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 8
Floor Area: 264
Total Base New : 46,172 E.C.F.
Total Depr Cost: 42,649 X 1.283
Estimated T.C.V: 54,719

(16) Porches/Decks

Area	Type
86	Composite

(17) Garage

Year Built: 2014
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 264 SF Floor Area = 264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Overhang	264			
			Total:	23,950	22,034	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	18,208	
Deck						
Composite			86	2,431	2,407	*9
			Totals:	46,172	42,649	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 54,719

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-020-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOSMYNA, STEPHEN	MILLER, DAN & LESLIE	160,000	01/07/2008	WD	03-ARM'S LENGTH	1067/1158	OTHER	100.0
KOSMYNA STEPHEN J &	MORTGAGE ELECTRONIC REGIST	153,209	10/19/2007	SD	10-FORECLOSURE	1065/2150	OTHER	100.0

Property Address

9511 E HOUGHTON LAKE DR

Owner's Name/Address

MILLER DANNY & LESLIE
MILLER FAMILY TRUST
9511 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1065 P-1036 L-1065 P-2150 L-864 P-452 (L-703 P-300) 234 9511 E HOUGHTON LK DR COM AT NE COR OF LOT 20 TH S 79 DEG 44'53"W 36.72 FT FOR POB TH S 6 DEG 03'E 192.6 FT TO SH OF HOUGHTON LAKE TH S 81 DEG 10'51"W ON SH 35.61 FT TH N 4 DEG 22'W 192.4 FT TO N LOT LINE TH N 79 DEG 44'53"E 29.72 FT TO POB PART OF LOTS 20 & 21 INDIAN TRAILS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/23/2016
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	09/08/2017	PB17-0309	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	12/21/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	36.00	150.00	1.0000	1.0000	3400	100		122,400
36 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	122,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1461	75	6,750
Wood Frame	28.72	80	46	1,057
Total Estimated Land Improvements True Cash Value =				7,807

Work Description for Permit PB17-0309, Issued 09/08/2017: 1 STY RES GARAGE ADDITION. POLE CONSTRUCTION 16X32, 9' WALLS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	61,200	67,500	128,700			75,276C
2024	57,600	64,600	122,200			73,013C
2023	50,400	49,400	99,800			67,441C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 39
Floor Area: 840
Total Base New : 149,116 E.C.F.
Total Depr Cost: 96,395 X 1.283
Estimated T.C.V: 123,675

(16) Porches/Decks

Area	Type
292	Treated Wood
143	Roof Cover Onl
212	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 416
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	840			
			Total:	98,269	59,944	
Other Additions/Adjustments						
Deck						
Treated Wood			292	5,189	3,165	
Treated Wood			212	4,204	3,994	*9
w/Roof (Roof portion)			143	2,295	1,400	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			416	17,763	10,835	
Common Wall: 1 Wall			1	-2,219	-1,354	
Class: D Exterior: Pole (Unfinished)						
Base Cost			512	11,781	11,192	*9
Water/Sewer						
Public Sewer			1	1,326	809	
Water Well, 150 Feet			1	8,359	5,099	
Fireplaces						
Wood Stove			1	2,149	1,311	
			Totals:	149,116	96,395	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 123,675

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KORSON JOEL	KORSON JOSHUA & KORSON PHI	109,980	12/23/2024	WD	09-FAMILY	1189:607	PROPERTY TRANSFER	0.0
KORSON JOSHUA & KORSON PHI	KORSON PHILIP J II &KATHLE	0	12/23/2024	WD	14-INTO/OUT OF TRUST	1189:1234	PROPERTY TRANSFER	0.0
JACKSON DAVID M &	KORSON JOSHUA & KORSON PHI	180,000	06/10/2016	WD	03-ARM'S LENGTH	1159-0727	PROPERTY TRANSFER	100.0
		197,000	12/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9513 E HOUGHTON LAKE DR

Owner's Name/Address

KORSON PHILIP J II &KATHLEEN TRUST&
KORSON JOSHUA & DANIELLE
1051 BARRY RD
HASLETT MI 48840

Tax Description

(L-950P-371&L-891P-333&L-714P-373) 234 L-997 P-2603 BEG AT NW COR OF LOT 21 TH E'LY ON LOT LINE 25 FT TH S 4 DEG 22'E 192.4 FT TO SH OF LAKE TH S 81 DEG 10'51"W ON SH 11 FT TH S 74 DEG 06'W ON SH 23.54 FT TH N 3 DEG 08'W 195 FT TO N LOT LINE TH E'LY ON LOT LINE 5 FT TO POB PART OF LOTS 21 & 22 INDIAN TRAILS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	03/11/2011	-110019	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	34.00	192.40	1.0000	1.0510	3400	100		121,501
34 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	121,501

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	510	72	2,262
Metal Prefab	19.01	63	22	264
Total Estimated Land Improvements True Cash Value =				2,526

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	60,800	73,700	134,500			77,478C
2024	57,200	70,300	127,500			75,149C
2023	50,000	56,300	106,300			71,706C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2011

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1000 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,000
Total Base New : 156,629 E.C.F.
Total Depr Cost: 109,640 X 1.283
Estimated T.C.V: 140,668

(16) Porches/Decks

Area	Type
216	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 308
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1000 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,000		
			Total:	114,260	79,982
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,702
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	20,741	14,519
Storage Over Garage			308	3,767	2,637
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Deck					
Composite			216	4,316	3,021
			Totals:	156,629	109,640

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 140,668

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-260-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHANG MARK S & PAULA A	SCHANG MARK S & PAULA A RE	0	08/01/2022	WD	14-INTO/OUT OF TRUST	1181:2579	PROPERTY TRANSFER	0.0
SCHANG ROBERT S	YOUNG ANDREW	62,900	07/29/2021	WD	16-LC PAYOFF	1177:1904	DEED	0.0
SCHANG JOAN D		0	01/18/2021	OTH	07-DEATH CERTIFICATE	1177:1903	OTHER	0.0
PRIHODA JEROME A	STURLEY RANDOLPH & CHERYL	79,900	10/25/2019	WD	16-LC PAYOFF	1170:2349	DEED	0.0

Property Address

39 LONG POINT & KEITH

Owner's Name/Address

HARBOR LIGHTS FOUR SEASONS RESORT
844 SPIROFF
MILFORD MI 48380

Tax Description

L-319 P101-19 234 LOTS 22 TO 26 INCL EXC COM AT NE COR LOT 22 FOR POB TH S 79 DEG 44'53"W 5 FT TH S 3 DEG 08' E TO SH OF HOUGHTON LAKE TH E ALG SH TO E LINE OF LOT 22 TH N TO POB INDIAN TRAILS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	249.00	172.32	1.0000	1.0281	3400	100		870,413
249 Actual Front Feet, 0.98 Total Acres							Total Est. Land Value =	870,413

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	198	47	538
Fencing: Wire Mesh, #11	3.16	1620	22	1,126
Fencing: Gates, Mesh, 5'	463.28	1	22	102
Wood Frame	21.30	147	47	1,472
Wood Frame	18.19	366	47	3,129
Total Estimated Land Improvements True Cash Value =				6,367

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	435,200	296,000	731,200			393,735C
2024	409,600	284,100	693,700			381,897C
2023	358,400	226,200	584,600			363,712C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0 #1	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 38
Floor Area: 900
Total Base New : 131,558 E.C.F.
Total Depr Cost: 81,127 X 1.283
Estimated T.C.V: 104,086

(16) Porches/Decks

Area	Type
254	Treated Wood
25	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	720			
			Total:	115,446	71,576	
Other Additions/Adjustments						
Deck						
Treated Wood			254	4,841	3,001	
Treated Wood			25	1,183	296	*2
Water/Sewer						
Public Sewer			1	1,494	926	
Water Well, 150 Feet			1	8,594	5,328	
			Totals:	131,558	81,127	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 104,086

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 #2	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable Hip Flat		Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 538 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal		Elec. Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 538
Total Base New : 69,491 E.C.F.
Total Depr Cost: 39,610 X 1.283
Estimated T.C.V: 50,820

(16) Porches/Decks

Area	Type
15	4in Concrete
128	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 538 SF Floor Area = 538 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	538		
			Total:	65,261	37,199
Other Additions/Adjustments					
Deck					
Treated Wood			128	2,956	1,685
Water/Sewer					
Public Sewer			1	1,175	670
Porches					
4in Concrete			15	99	56
			Totals:	69,491	39,610

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 50,820

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built: 0 #3 | Remodeled: 0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. Few | Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable | Gambrel
Hip | Mansard
Flat | Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 736 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas | Oil | Elec.
Wood | Coal | Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 736
Total Base New : 88,619 E.C.F.
Total Depr Cost: 50,514 X 1.283
Estimated T.C.V: 64,809

(16) Porches/Decks

Area	Type
120	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 736 SF Floor Area = 736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	736		
			Total:	84,629	48,239
Other Additions/Adjustments					
Deck					
Treated Wood			120	2,815	1,605
Water/Sewer					
Public Sewer			1	1,175	670
			Totals:	88,619	50,514

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 64,809

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built: 0 #4 | Remodeled: 0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. / Few | Large Avg. / Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable | Gambrel
Hip | Mansard
Flat | Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 520 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas | Oil | Elec.
Wood | Coal | Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 520
Total Base New : 67,072 E.C.F.
Total Depr Cost: 38,231 X 1.283
Estimated T.C.V: 49,050

(16) Porches/Decks

Area	Type
218	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 520 SF Floor Area = 520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	520		
			Total:	61,703	35,170
Other Additions/Adjustments					
Deck					
Treated Wood			218	4,194	2,391
Water/Sewer					
Public Sewer			1	1,175	670
			Totals:	67,072	38,231

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 49,050

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 #5	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many Avg. Few	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable Hip Flat	Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 567 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 567
Total Base New : 68,335 E.C.F.
Total Depr Cost: 38,951 X 1.283
Estimated T.C.V: 49,974

(16) Porches/Decks

Area	Type
16	4in Concrete
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 5 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 567 SF Floor Area = 567 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	567		
			Total:	66,298	37,790
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	670
Porches					
4in Concrete			16	106	60
Deck					
Treated Wood w/Roof (Deck Portion)			12	526	300
Treated Wood w/Roof (Roof portion)			12	230	131
			Totals:	68,335	38,951

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 49,974

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built: 0 #6 | Remodeled: 0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many Avg. Few | Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable | Gambrel
Hip | Mansard
Flat | Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 558 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas | Oil | Elec.
Wood | Coal | Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 558
Total Base New : 75,555 E.C.F.
Total Depr Cost: 35,510 X 1.283
Estimated T.C.V: 45,559

(16) Porches/Decks

Area	Type
12	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 6 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 558 SF Floor Area = 558 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	288		
1 Story	Siding	Slab	270		
			Total:	66,042	31,039
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,192	560
Water Well, 150 Feet			1	8,240	3,873
Porches					
4in Concrete			12	81	38
			Totals:	75,555	35,510

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 45,559

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0 #7	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many Avg. Few	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable Hip Flat	Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 900 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

2 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 23
Floor Area: 1,600
Total Base New : 207,660 E.C.F.
Total Depr Cost: 159,897 X 1.283
Estimated T.C.V: 205,148

(16) Porches/Decks

Area	Type
160	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 7 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 900 SF Floor Area = 1600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	700		
1 Story	Siding	Crawl Space	200		
			Total:	188,435	145,095
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,577
Deck					
Treated Wood			160	3,578	2,755
Treated Wood			20	913	703
Water/Sewer					
Public Sewer			1	1,494	1,150
Water Well, 150 Feet			1	8,594	6,617
			Totals:	207,660	159,897

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 205,148

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-027-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNEW DAVID L & CAROL M	CHURCH BRADLEY & DARCI FAN	25,000	08/30/2019	WD	21-NOT USED/OTHER	1170:1043	PROPERTY TRANSFER	100.0

Property Address

50 LONG POINT DR

Owner's Name/Address

CHURCH BRADLEY & DARCI FAMILY TRUST
726 LOCUST DR
DAVISON MI 48423

Tax Description

1085/2479-81 L965/P2572 L942/P1735-38 932/31 906/575 708/597 L576/P119 234 PARCEL A BEING A PART OF LOTS 27-30 OF THE PLAT OF INDIAN TRAILS SUBD ADD NO 1 DESC AS BEG AT THE SW COR OF SD LOT 27 TH N00DEG14'54"E ALG THE LOT LINE 200.18 FT TH S77DEG15'20"'E 101.19 FT TH S00DEG14'54"W 117.28 FT TH S89DEG45'06"E 107.20 FT TH S00DEG44'53"W ALG E HOUGHTON LK DR 27.00 FT TH ALG LONG POINT DR S79DEG44'53"W 61.66 FT TH S81DEG19'55"W 146.90 FT TO POB SEC 24 T23N R4W SPLIT/COMBINED ON 11/25/2019 FROM 006-261-027-0000, 006-261-027-5000;

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Pole Barn	07/16/2020	PB20-0168	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
QT	03/30/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	208.56	104.75	0.7515	0.9307	200	100		29,176
209 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	29,176

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1440	94	8,906
Total Estimated Land Improvements True Cash Value =				8,906

Work Description for Permit PB20-0168, Issued 07/16/2020: ONE STORY RESIDENTIAL DETACHED POLE BUILDING-STORAGE 40 X 64 X 16 = 2560 TOTAL SQ FT LAKE TWONSHIP LAND USE PERMIT #4286 ROSCOMMON COUNTY SOIL EROSION PERMIT #3864 ROSCOMMON COUNTY ROAD COMMISSION DRIVEWAY PERMIT #20D011

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	14,600	29,100	43,700			31,011C
2024	10,900	27,600	38,500			30,079C
2023	10,900	25,000	35,900			28,647C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2020	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 3
Floor Area: 0
Total Base New : 61,773 E.C.F.
Total Depr Cost: 59,920 X 0.813
Estimated T.C.V: 48,715

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2020
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2020
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			2560	61,773	59,920
			Totals:	61,773	59,920

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 48,715

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-027-6000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNEW DAVID L & CAROL M	TWIN LAKES LLC	180,000	07/10/2023	LC	03-ARM'S LENGTH	1184:2181	PROPERTY TRANSFER	100.0

Property Address

9613 E HOUGHTON LAKE & LONG POIN

Owner's Name/Address

TWIN LAKES LLC
6729 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

1085/2479-81 L965/P2572 L942/P1735-38 932/31 906/575 708/597 L576/P119 234 PARCEL B BEING ALL OF LOTS 77-79 AND A PART OF LOTS 27 - 30 OF THE PLAT OF INDIAN TRAILS SUBD ADD NO 1 DESC AS BEG AT THE NW COR OF SD LOT 27 TH N00DEG14'54"E 183.45 FT TH S89DEG56'44"'E 208.81 FT TH S00DEG44'53"W ALG E HOUGHTON LK DR 323.35 FT TH N89DEG45'06"W 107.20 FT TH N00DEG14'54"E 117.28 FT TH N77DEG15'20"W 101.19 TO POB SEC 24 T23N R4W SPLIT/COMBINED ON 11/25/2019 FROM 006-261-027-0000, 006-261-027-5000;

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	03/12/2025	LU25-4732	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	323.35	167.69	1.0000	1.0573	250	100		85,471
323 Actual Front Feet, 1.25 Total Acres							Total Est. Land Value =	85,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.70	324	20	1,536
Total Estimated Land Improvements True Cash Value =				1,536

Work Description for Permit LU25-4732, Issued 03/12/2025: PORTA POTTY APRIL 1-SEPT 30 2025

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,700	65,600	108,300			108,300S
2024	34,200	75,700	109,900			109,900S
2023	25,600	93,100	118,700			70,395C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 24
Floor Area:
Total Base New : 140,581 E.C.F.
Total Depr Cost: 66,071 X 0.897
Estimated T.C.V: 59,266

(16) Porches/Decks

Area	Type
60	Treated Wood
100	Treated Wood
396	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1080		
			Total:	81,923	38,503
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			134	1,522	715
Plumbing					
3 Fixture Bath			1	3,054	1,435
Deck					
Treated Wood			60	1,958	920
Treated Wood			100	2,554	1,200
w/Roof (Roof portion)			396	6,087	2,861
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			864	17,591	8,268
Class: D Exterior: Pole (Unfinished)					
Base Cost			600	13,212	6,210
Water/Sewer					
Public Sewer			1	1,494	702
Water Well, 150 Feet			1	8,594	4,039
Fireplaces					
Prefab 1 Story			1	2,592	1,218
			Totals:	140,581	66,071

Notes:
ECF (2001 COMMERCIAL) 0.897 => TCV: 59,266

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Markets - Convenience

Class: D
Floor Area: 3,186
Gross Bldg Area: 4,626
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 34
Physical %Good: 35
Func. %Good : 50
Economic %Good: 100

	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Complete H.V.A.C. 75%
Heat#2: Forced Air Furnace 25%
Ave. SqFt/Story: 3186
Ave. Perimeter: 289
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Display Basement
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 289
Overall Building Height: 8

Base Rate for Upper Floors = 92.45

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 36.72 75%
(10) Heating system: Forced Air Furnace Cost/SqFt: 9.10 25%
Combined Heating System adjustment: 29.81 100%
Adjusted Square Foot Cost for Upper Floors = 122.27

Total Floor Area: 3,186 Base Cost New of Upper Floors = 389,560

Reproduction/Replacement Cost = 389,560
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5
Total Depreciated Cost = 68,173

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	32.15	252	1.000	1.000	8,102

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

252 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: D,Pole
Floor Area: 1,440
Gross Bldg Area: 4,626
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 39
Physical %Good: 35
Func. %Good : 50
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1440
Ave. Perimeter: 156
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 156

Base Rate for Upper Floors = 34.46

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 34.46

Total Floor Area: 1,440 Base Cost New of Upper Floors = 49,622

Reproduction/Replacement Cost = 49,622
Eff.Age:39 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/50 /100/17.5
Total Depreciated Cost = 8,684

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 2 = 7,711
Replacement Cost/Floor Area= 34.46 Est. TCV/Floor Area= 5.36

(1) Excavation/Site Prep:

(2) Foundation:

			Footings				
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-031-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRINGFELLOW GEORGE F & MA	STRINGFELLOW GEORGE F & MA	0	12/14/2021	QC	15-LADY BIRD	1179:0674	PROPERTY TRANSFER	0.0
STEMPLE CARL R JR	STRINGFELLOW GEORGE F & MA	85,000	04/19/2021	WD	03-ARM'S LENGTH	1176:1349	PROPERTY TRANSFER	100.0

Property Address

9494 E HOUGHTON LAKE DR

Owner's Name/Address

STRINGFELLOW GEORGE F & MARIE M [LE
1265 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L- 234 LOTS 31 & 32 INDIAN TRAILS SUB 1ST ADD SPLIT ON 12/16/2008 FROM 006-261-031-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 09
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	07/05/2013	13123	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	12/02/2013	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	85.00	196.00	1.0000	1.1431	675	100		65,585
85 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	65,585

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	50	247
D/W/P: 3.5 Concrete	6.58	320	89	1,874
Total Estimated Land Improvements True Cash Value =				2,121

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	32,800	23,700	56,500			35,919C
2024	24,300	22,200	46,500			34,839C
2023	19,400	17,300	36,700			33,180C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2013	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 9
Floor Area: 0
Total Base New : 60,434 E.C.F.
Total Depr Cost: 54,995 X 0.813
Estimated T.C.V: 44,711

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2013
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2013
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=91/100/100/100/91
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Water Well, 150 Feet			1	8,594	7,821
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			2400	51,840	47,174
			Totals:	60,434	54,995

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 44,711

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-033-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2149	OTHER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

SENSOR FAMILY TRUST
123 SUNDOWN POINT
HOUGHTON LAKE MI 48629

Tax Description

L-772 P-149 234 LOTS 33 & 34 INDIAN TRAILS SUB 1ST ADD SPLIT ON 12/16/2008 FROM 006-261-031-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 09
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	10/09/2009	304	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	384	72	1,819
D/W/P: 3.5 Concrete	6.58	96	72	455
D/W/P: 3.5 Concrete	6.58	702	47	2,171
Total Estimated Land Improvements True Cash Value =				4,445

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	22,700	56,500			18,452C
2024	25,000	21,700	46,700			17,898C
2023	20,000	16,600	36,600			17,046C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2009	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 12
Floor Area: 0
Total Base New : 55,250 E.C.F.
Total Depr Cost: 48,620 X 0.833
Estimated T.C.V: 40,500

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2009
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2160
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2009
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Water Well, 150 Feet			1	8,594	7,563
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			2160	46,656	41,057
			Totals:	55,250	48,620

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 40,500

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGGLESTON STEVEN W & MARY	EGGLESTON STEVEN W & MARY	0	06/26/2018	QC	09-FAMILY	1166:1449	PROPERTY TRANSFER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

EGGLESTON STEVEN W & MARY W [LE]
7208 VANDERBILT DR
MC KINNEY TX 75070

Tax Description

L-863 P-178 (L-715 P-113-114) 234 LOT 35 INDIAN TRAILS SUBD 1ST ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	56	72	265
Total Estimated Land Improvements True Cash Value =				265

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	11,800	28,700			9,898C
2024	12,500	11,200	23,700			9,601C
2023	10,000	9,900	19,900			9,144C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 18
Floor Area: 0
Total Base New : 33,687 E.C.F.
Total Depr Cost: 27,623 X 0.833
Estimated T.C.V: 23,010

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	33,687	27,623
			Totals:	33,687	27,623

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 23,010

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
9450 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SMIGIELSKI CHARLENE 1178 HERBERT J JACKSON MI 49202	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-594 P-682 234 LOT 36 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	8.23	160	72	948
Total Estimated Land Improvements True Cash Value =				948

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	25,100	42,000			20,340C
2024	12,500	23,900	36,400			19,729C
2023	10,000	17,600	27,600			18,790C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2008	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 0
Total Base New : 68,141 E.C.F.
Total Depr Cost: 58,601 X 0.833
Estimated T.C.V: 48,815

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1536
% Good: 0
Storage Area: 500
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2008
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Storage Over Garage			500	6,870	5,908
Base Cost			1536	61,271	52,693
			Totals:	68,141	58,601

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 48,815

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRIFFITH DANIEL R	STUBER AMY J & JEFFREY	170,500	08/24/2023	WD	21-NOT USED/OTHER	1185:535	PROPERTY TRANSFER	100.0
BOEHMER AMIE J (LAUDENSLAG	GRIFFITH DANIEL R	76,000	08/30/2019	WD	03-ARM'S LENGTH	1170:1001	PROPERTY TRANSFER	100.0
LAUDENSLAGER LYLE M	LAUDENSLAGER AMIE J	0	02/11/2019	QC	06-COURT JUDGEMENT	1168:1008	DEED	0.0
KIRINOVIC DAVID S & WENDY	LAUDENSLAGER LYLE M & AMIE	70,000	06/29/2018	WD	03-ARM'S LENGTH	1166:1063	PROPERTY TRANSFER	100.0

Property Address

9440 E HOUGHTON LAKE DR

Owner's Name/Address

STUBER AMY J & JEFFREY
9440 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-739 P-22 234 9440 E HOUGHTON LK DR LOT 37 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	270	50	888
D/W/P: Asphalt Paving	3.10	1539	95	4,532
D/W/P: 3.5 Concrete	6.58	24	95	150
Wood Frame	28.00	120	47	1,579
Total Estimated Land Improvements True Cash Value =				7,149

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	51,900	68,800			63,818C
2024	12,500	49,400	61,900			61,900S
2023	10,000	33,100	43,100			34,753C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2023

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 820 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 820
Total Base New : 147,491 E.C.F.
Total Depr Cost: 112,499 X 0.833
Estimated T.C.V: 93,712

(16) Porches/Decks

Area	Type
180	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 294
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 820 SF Floor Area = 820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	820			
			Total:	114,853	86,139	
Other Additions/Adjustments						
Porches						
WSEP (1 Story)			180	9,412	8,941	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			294	14,244	10,683	
Common Wall: 1/2 Wall			1	-1,106	-829	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 150 Feet			1	8,594	6,445	
			Totals:	147,491	112,499	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 93,712

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIRINOVIC DAVID S & WENDY	KIRINOVIC DAVID S & WENDY	0	07/05/2018	QC	21-NOT USED/OTHER	1166:1130	DEED	0.0
COOL MARY M	KIRINOVIC DAVID S & WENDY	25,000	09/02/2016	WD	20-MULTI PARCEL SALE REF	1160-0285	PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

KIRINOVIC DAVID S & WENDY S
6550 WILDCAT RD
OVID MI 48866

Tax Description

L-739 P-22 234 9440 E HOUGHTON LK DR LOT 38 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Who	When	What
QT	04/03/2023	INSPECTED
CSZ	01/27/2016	INSPECTED
DMG	08/13/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	0	16,900			8,240C
2024	12,500	0	12,500			7,993C
2023	10,000	0	10,000			7,613C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEONARD KEVIN R	LEONARD KEVIN R & TINA D	0	08/21/2020	QC	09-FAMILY	1174:1294	PROPERTY TRANSFER	0.0
LEONARD EVALYNE TRUST	LEONARD KEVIN R	0	08/12/2020	QC	09-FAMILY	1174:1293	PROPERTY TRANSFER	0.0
LEONARD JACK O TRUST	LEONARD KEVIN R	0	08/12/2020	QC	21-NOT USED/OTHER	1174:1292	PROPERTY TRANSFER	0.0

Property Address

9387 E HOUGHTON LAKE DR

Owner's Name/Address

LEONARD KEVIN R & TINA D
PO BOX 27
SAINT LOUIS MI 48880

Tax Description

P-654 P-201 234 LOT 39 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	32	72	152
D/W/P: 3.5 Concrete	6.58	8	72	38
D/W/P: 3.5 Concrete	6.58	112	72	531
Total Estimated Land Improvements True Cash Value =				721

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	14,400	31,300			13,832C
2024	12,500	13,600	26,100			13,417C
2023	10,000	9,200	19,200			12,779C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 0
Total Base New : 38,694 E.C.F.
Total Depr Cost: 33,277 X 0.833
Estimated T.C.V: 27,720

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1344
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Finished)					
Base Cost			1344	38,694	33,277
			Totals:	38,694	33,277

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 27,720

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-040-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCANLON KAREN K	CRISE SUSAN	70,000	02/16/2017	WD	03-ARM'S LENGTH	1161:1206	PROPERTY TRANSFER	100.0
HUYCK NOEL C & NANCY L	SCANLON KAREN K	27,000	02/08/2017	WD	16-LC PAYOFF	1161:1205	PROPERTY TRANSFER	0.0
SCANLON ROBERT F		0	06/10/2016	OTH	07-DEATH CERTIFICATE	1161:204	PROPERTY TRANSFER	0.0

Property Address
9418 E HOUGHTON LAKE DR

Owner's Name/Address
CRISE SUSAN
9418 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description
L-613 P-530 234 LOTS 40 & 41 INDIAN TRAILS SUBD 1ST ADD PP: 006-261-040-0000 & 261-041-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 02/24/2017
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	528	75	2,605
Wood Frame	24.99	192	44	2,111
Total Estimated Land Improvements True Cash Value =				4,716

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	42,400	76,200			44,473C
2024	25,000	39,300	64,300			43,136C
2023	20,000	33,400	53,400			41,082C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 18
Floor Area:
Total Base New : 154,067 E.C.F.
Total Depr Cost: 90,900 X 0.833
Estimated T.C.V: 75,720

(16) Porches/Decks

Area	Type
70	WCP (1 Story)
185	Treated Wood
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1680		
			Total:	99,058	58,445
Other Additions/Adjustments					
42" frost-free footings, foundation			172	10,145	5,986
Plumbing					
3 Fixture Bath			1	3,054	1,802
Water/Sewer					
1000 Gal Septic			1	4,864	2,870
Water Well, 150 Feet			1	8,594	5,070
Porches					
WCP (1 Story)			70	3,573	2,108
Deck					
Treated Wood			185	3,931	2,319
Treated Wood			18	822	485
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	10,286
Fireplaces					
Prefab 1 Story			1	2,592	1,529
			Totals:	154,067	90,900

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 75,720

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-042-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		108,000	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
9394 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
Owner's Name/Address	P.R.E. 0%					
RANSOM SUSAN 32353 DOVER WARREN MI 48088	SA:					
	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	80	25	576
Fencing: Gates, Wood/SqFt	15.29	60	25	229
Fencing: Wd, Picket, 30-40	12.38	32	50	198
D/W/P: Asphalt Paving	2.89	2146	47	2,915
D/W/P: 3.5 Concrete	6.16	114	47	330
Total Estimated Land Improvements True Cash Value =				4,248

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-1005 P-1401 (L-815 P-403) 234 9394 E HGTN LK DR LOTS 42 & 43 INDIAN TRAILS SUBD 1ST ADD

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	68,200	102,000			62,207C
2024	25,000	64,300	89,300			60,337C
2023	20,000	50,100	70,100			57,464C

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1400 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 2,180
Total Base New : 266,472 E.C.F.
Total Depr Cost: 154,553 X 0.833
Estimated T.C.V: 128,743

(16) Porches/Decks

Area	Type
336	Treated Wood
200	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 420
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1400 SF Floor Area = 2180 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
2 Story	Siding	Crawl Space	360		
1 Story	Siding	Overhang	420		
			Total:	226,686	131,478

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	3,860	2,239
Deck			
Treated Wood	336	5,692	3,301
Treated Wood	200	4,036	2,341
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	420	15,897	9,220
Common Wall: 2 Wall	1	-4,084	-2,369
Water/Sewer			
Public Sewer	1	1,326	769
Water Well, 150 Feet	1	8,359	4,848
Fireplaces			
Interior 1 Story	1	4,700	2,726
	Totals:	266,472	154,553

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 128,743

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-044-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITCH MARIE	PERRI WILLIAM F & FITCH MA	0	12/19/2018	QC	21-NOT USED/OTHER	1168:0241	PROPERTY TRANSFER	50.0
STRINGFELLOW GEORGE F & MA	FITCH MARIE	35,000	02/27/2017	WD	03-ARM'S LENGTH	1161:1354	PROPERTY TRANSFER	100.0
STEMPLE CARL R JR	STRINGFELLOW GEORGE F & MA	35,000	10/14/2013	WD	03-ARM'S LENGTH	1133/1959	OTHER	100.0
		44,000	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

PERRI WILLIAM F & FITCH MARIE M
8950 WISE RD
COMMERCE TOWNSHIP MI 48382

Tax Description

L-1006P-1581-1582(L-838P-137&L-296P-433)2 34 LOT 44 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	9,000	25,900			15,713C
2024	12,500	8,500	21,000			15,241C
2023	10,000	7,600	17,600			14,516C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 14
Floor Area: 0
Total Base New : 24,883 E.C.F.
Total Depr Cost: 21,399 X 0.833
Estimated T.C.V: 17,825

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1152
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1152	24,883	21,399
			Totals:	24,883	21,399

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 17,825

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-045-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLEISCHMANN GERALD W	SABANDITH LINDSEY	210,000	09/16/2022	WD	03-ARM'S LENGTH	1182:1039	PROPERTY TRANSFER	100.0
		20,000	11/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9380 E HOUGHTON LAKE DR

Owner's Name/Address

SABANDITH LINDSEY
9380 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-909P-123-124&L-838 P-137&L-324 P-486)234 L-993P-2348(L-959P-214)9380 E HTN LKLOT 45 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/16/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 11/02/2022 INSPECTED
QT 03/29/2018 INSPECTED
DMG 08/16/2012 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	684	75	3,376
Wood Frame	27.00	144	75	2,916
Total Estimated Land Improvements True Cash Value =				6,292

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	79,800	96,700			78,593C
2024	12,500	75,500	88,000			76,230C
2023	10,000	62,600	72,600			72,600S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 946 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,276
Total Base New : 210,487 E.C.F.
Total Depr Cost: 179,002 X 0.833
Estimated T.C.V: 149,109

(16) Porches/Decks

Area	Type
28	Composite
218	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 946 SF Floor Area = 1276 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	946			
0.75 Story	Siding	Overhang	440			
			Total:	169,546	144,122	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,949	
Deck						
Treated Wood			218	4,386	3,728	
Composite			28	1,288	1,095	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	17,826	
Common Wall: 2 Wall			1	-4,439	-3,773	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,480	*8
			Totals:	210,487	179,002	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 149,109

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-046-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	05/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

E HOUGHTON LAKE

Owner's Name/Address

PHILLIPS ERNEST R & MILDRED P
132 HALL ST
EATON RAPIDS MI 48827

Tax Description

L-837 P-10 (L-324 P-486) 234 LOT 46
INDIAN TRAILS SUBD 1ST ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1378	50	4,533
Total Estimated Land Improvements True Cash Value =				4,533

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	13,800	30,700			16,167C
2024	12,500	13,200	25,700			15,681C
2023	10,000	10,700	20,700			14,935C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 0
Total Base New : 34,218 E.C.F.
Total Depr Cost: 27,374 X 0.833
Estimated T.C.V: 22,803

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1064
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1064	34,218	27,374
			Totals:	34,218	27,374

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 22,803

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-047-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITTLE CHRISTOPHER J	LITTLE CHRISTOPHER J [LE]	0	05/22/2025	QC	15-LADY BIRD	1190:985	PROPERTY TRANSFER	0.0
KARP JAMES	LITTLE CHRISTOPHER J	10,000	03/09/2022	WD	21-NOT USED/OTHER	1180:73	PROPERTY TRANSFER	100.0
		9,000	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9348 E HOUGHTON LAKE

Owner's Name/Address

LITTLE CHRISTOPHER J [LE]
5700 APPAIN WAY
WATERFORD MI 48329

Tax Description

L-845 P-131 (L-324 P-486) 234 LOT 47
INDIAN TRAILS SUBD 1ST ADD

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	0	16,900			10,825C
2024	12,500	0	12,500			10,500C
2023	10,000	0	10,000			10,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-048-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANOTHER WAY LAND LLC	ELSESSER MARK	6,500	03/11/2019	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

ELSESSER MARK
9377 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

1168/2274 1168/339 L722/P108 234
LOT 48 INDIAN TRAILS SUBD 1ST ADD
SPLIT/COMBINED ON 11/22/2019 FROM
006-261-048-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-049-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELSESSER MARK	KARP SUE E & DALE L	2,196	03/29/2019	QC	21-NOT USED/OTHER	1168:2564	PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

KARP SUE E & DALE L
3991 LEIX RD
MAYVILLE MI 48744

Tax Description

1168/2274 1168/339 L722/P108 234
LOT 49 INDIAN TRAILS SUBD 1ST ADD
SPLIT/COMBINED ON 11/22/2019 FROM
006-261-048-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	49.40	150.00	1.0024	1.0000	200	100		9,904
49 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	9,904

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,700	0	3,700			2,756C
2023	3,700	0	3,700			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-050-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELSESSER MARK	LEHMAN TERRI P & THOMAS D	2,196	03/29/2019	QC	21-NOT USED/OTHER	1168:2565	PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

LEHMAN TERRI P & THOMAS D
8255 CRONK RD
LITCHFIELD MI 49252

Tax Description

1168/2274 1168/339 L722/P108 234
LOT 50 INDIAN TRAILS SUBD 1ST ADD
SPLIT/COMBINED ON 11/22/2019 FROM
006-261-048-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
MH	03/29/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-051-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ORDIWAY KIRK A & LORRA L	GAINES SCOTT A & DEBBIE A	55,000	06/28/2014	WD	03-ARM'S LENGTH	1140/2484	OTHER	100.0

Property Address

9630 E HOUGHTON LAKE DR

Owner's Name/Address

GAINES SCOTT A & DEBBIE A
1557 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L- 234 LOTS 51 & 52 INDIAN TRAILS SUBD 1ST ADD SPLIT ON 12/16/2008 FROM 006-261-031-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: NEW FOR 09

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	06/03/2013	86	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	12/02/2013	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	137.23	200.00	0.8172	1.0592	200	100		23,756
150 Actual Front Feet, 0.60 Total Acres							Total Est. Land Value =	23,756

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	192	72	852
Total Estimated Land Improvements True Cash Value =				852

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	11,900	12,700	24,600			14,881C
2024	8,900	11,900	20,800			14,434C
2023	8,900	10,800	19,700			13,747C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2013	0

Condition: Very Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 10
Floor Area: 0
Total Base New : 33,178 E.C.F.
Total Depr Cost: 29,860 X 0.813
Estimated T.C.V: 24,276

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2013
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1536
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 2013
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1536	33,178	29,860
			Totals:	33,178	29,860

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 24,276

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-053-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSCOMMON COUNTY TREASURER	SAMARA MOUSSA S & AYDA M	250	11/03/2014	QC	21-NOT USED/OTHER	1144-2136	PROPERTY TRANSFER	100.0
TOMCZAK LEO P	ROSCOMMON COUNTY TREASURER	0	07/22/2014	OTH	13-GOVERNMENT	1139/1731	OTHER	0.0

Property Address

E HOUGHTON LAKE

Owner's Name/Address

SAMARA MOUSSA S & AYDA M
2206 ROCKDALE AVE
LANSING MI 48917

Tax Description

L-722 P-108 234 LOTS 53 TO 63 INC INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	550.00	200.00	0.6190	1.0592	200	100		72,128
550 Actual Front Feet, 2.52 Total Acres							Total Est. Land Value =	72,128

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,100	0	36,100			11,923C
2024	27,000	0	27,000			11,565C
2023	27,000	0	27,000			11,015C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-064-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
E HOUGHTON LAKE

Owner's Name/Address
HERSHBERGER CHARLES A 959 W DRAYTON FERNDALE MI 48220

Tax Description
234 LOT 64 INDIAN TRAILS SUBD 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	71.41	200.00	0.9312	1.0592	200	100		14,087
71 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	14,087

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,000	0	7,000			3,977C
2024	5,300	0	5,300			3,858C
2023	5,300	0	5,300			3,675C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-065-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: C-2	Building Permit(s)	Date	Number	Status
9723 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SILVER STORES LLC 10330 WINSTED BRIGHTON MI 48114	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Tax Description

L-955 P-415 234 LOTS 65-66 & 67 INDIAN TRAILS SUBD 1ST ADD PP; 006-261-065-0000

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	100' DEEP USABLE Value
OFF LAKE G3	181.00	150.00	0.7731	1.0000	200	100		27,988
181 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	27,988

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	72	1,064
Total Estimated Land Improvements True Cash Value =				1,064

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	14,000	13,700	27,700			15,650C
2024	10,500	12,800	23,300			15,180C
2023	10,500	11,500	22,000			14,458C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 18
Floor Area: 0
Total Base New : 38,880 E.C.F.
Total Depr Cost: 31,882 X 0.813
Estimated T.C.V: 25,920

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1800	38,880	31,882
			Totals:	38,880	31,882

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 25,920

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-261-068-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEMPLE CARL R JR	MANNINGHAM GAETAN & JACKSO	10,000	08/14/2021	WD	21-NOT USED/OTHER	1177:2628	PROPERTY TRANSFER	100.0
		9,500	12/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

E HOUGHTON LAKE

Owner's Name/Address

MANNINGHAM GAETAN & JACKSON DAVID J
8064 FLINTLOCK RD
MOUNT MORRIS MI 48458

Tax Description

L-1017 P-2382 (L-309 P-258) 234 LOTS 68 TO 76 INCL INDIAN TRAILS SUBD 1ST ADD PP; 006-261-065-0000

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/03/2023	INSPECTED
QT	03/30/2018	INSPECTED
DMG	09/22/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	100' DEEP USUABLE Value
OFF LAKE G3	450.00	50.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			2.280 Acres		7,509	100		17,120

* denotes lines that do not contribute to the total acreage calculation.

450 Actual Front Feet, 2.28 Total Acres Total Est. Land Value = 17,120

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,600	0	8,600			6,478C
2024	9,000	0	9,000			6,284C
2023	7,300	0	7,300			5,985C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-001-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
13710 WEST SHORE DR

Owner's Name/Address
SPEAKS BETTY J TRUST 124 E MILLER RD LANSING MI 48911

Tax Description
1064/2466 L526/P240-1 234 LOT 1 EXC THE S 55 FT OF KEARS OAK VILLA SUBD SPLIT/COMBINED ON 11/25/2019 FROM 006-270-001-0000, 006-270-001-2500;

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-W

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL 265	269.50	200.00	1.0000	1.1547	265	100		82,466
270 Actual Front Feet, 1.24 Total Acres							Total Est. Land Value =	82,466

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	31.32	48	23	346
Fencing: Wire Mesh, #9	3.85	1800	48	3,326
Fencing: Gates, Mesh, 10'	966.95	8	48	3,713
D/W/P: 3.5 Concrete	6.68	42	48	135
D/W/P: 3.5 Concrete	6.68	32	48	103
D/W/P: 3.5 Concrete	6.68	2078	23	3,193

Commercial Local Cost Land Improvements

Description	Rate	Size	% Good	Arch	Mult	Cash Value
WELL	3,400.00	1	71		100	2,414
SEWER/SEPTIC	3,400.00	1	71		100	2,414
Total Estimated Land Improvements True Cash Value =						15,644

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	41,200	218,800	260,000			176,421C
2024	101,100	194,700	295,800			171,117C
2023	116,700	184,700	301,400			162,969C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Stores - Retail

Class: D
Floor Area: 1,601
Gross Bldg Area: 17,065
Stories Above Grd: 1
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 22
Physical %Good: 57
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Complete H.V.A.C. 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1601
Ave. Perimeter: 180
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 9 Perimeter: 180
Overall Building Height: 10

Base Rate for Upper Floors = 109.91

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 40.73 100%
Adjusted Square Foot Cost for Upper Floors = 150.64

Total Floor Area: 1,601 Base Cost New of Upper Floors = 241,175

Reproduction/Replacement Cost = 241,175
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 57 /100/100/100/57.0
Total Depreciated Cost = 137,470

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	32.15	42	1.000	1.000	1,350

Total Cost of Lump-Sum Items = 1,350
Total Cost New = 1,350
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical

	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

42 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Garages - Service/Repair Shed

Class: D,Pole
Floor Area: 4,200
Gross Bldg Area: 17,065
Stories Above Grd: 1
Average Sty Hght : 10
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 22
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100%
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 4200
Ave. Perimeter: 310
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Display Basement
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 310
Overall Building Height: 8

Base Rate for Upper Floors = 21.28

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.97 100%
Adjusted Square Foot Cost for Upper Floors = 31.25

Total Floor Area: 4,200 Base Cost New of Upper Floors = 131,250

Reproduction/Replacement Cost = 131,250
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 53,813

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	30.64	32	1.000	1.000	980

Total Cost of Lump-Sum Items = 980
Total Cost New = 980
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

32 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Sheds - Boat Storage 4 Wall Buildings

Class: D,Pole
Floor Area: 11,264
Gross Bldg Area: 17,065
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 4%
Effective Age : 22
Physical %Good: 41
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
18	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 11264
Ave. Perimeter: 480
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 20 Perimeter: 480
Overall Building Height: 18

Base Rate for Upper Floors = 39.05

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 3.41 100%
Adjusted Square Foot Cost for Upper Floors = 42.46

Total Floor Area: 11,264 Base Cost New of Upper Floors = 478,270

Reproduction/Replacement Cost = 478,270
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 196,091

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 3 = 174,129
Replacement Cost/Floor Area= 42.46 Est. TCV/Floor Area= 15.46

(1) Excavation/Site Prep:

(2) Foundation:

	Footings								
X	Poured Conc.		Brick/Stone		Block				

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None
	Total Fixtures		Urinals		
	3-Piece Baths		Wash Bowls		
	2-Piece Baths		Water Heaters		
	Shower Stalls		Wash Fountains		
	Toilets		Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-001-7500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TURNER STEPHANIE A & DUSTI		0	06/30/2022	OTH	21-NOT USED/OTHER	1181:1800	OTHER	0.0
SMITH LUCILLE	TURNER STEPHANIE A & DUSTI	95,000	12/30/2020	WD	09-FAMILY	1175:0127	PROPERTY TRANSFER	0.0

Property Address

13626 WEST SHORE DR

Owner's Name/Address

TURNER STEPHANIE A & DUSTIN
13065 LARKSPUR DR
BURT MI 48417

Tax Description

1175/127 L-443 P-263 234 LOTS 2, 3, & S 55 FT OF LOT 1 KEARS OAK VILLA SUBD. COMBINED ON 01/01/2023 FROM 006-270-001-5000, 006-270-002-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-W

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	55.00	150.00	1.0000	1.0000	1200	100		66,000
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
105 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	126,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	201	69	854
D/W/P: 3.5 Concrete	6.16	466	95	2,727
Wood Frame	24.00	144	74	2,557
Total Estimated Land Improvements True Cash Value =				6,138

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	11/09/2021	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	63,000	73,500	136,500			80,512C
2024	47,300	72,200	119,500			78,092C
2023	44,600	63,500	108,100			74,374C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1047 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 1,047
Total Base New : 165,902 E.C.F.
Total Depr Cost: 120,184 X 1.143
Estimated T.C.V: 137,370

(16) Porches/Decks

Area	Type
121	CGEP (1 Story)
120	Treated Wood

(17) Garage

Year Built: 2022
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 500
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 300
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1047 SF Floor Area = 1047 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,047			
			Total:	118,881	82,028	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			121	7,790	5,375	
Deck						
Treated Wood			120	2,880	1,987	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			500	17,940	17,043	*9
Water/Sewer						
Public Sewer			1	1,326	915	
Water Well, 150 Feet			1	8,359	5,768	
Fireplaces						
Interior 1 Story			1	4,700	3,243	
Carports						
Aluminum			300	4,026	3,825	*9
			Totals:	165,902	120,184	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 137,370

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-004-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEGEDUS STEPHEN W & MARGAR	MAURER DONALD C & SHEILA I	0	09/23/2015	WD	21-NOT USED/OTHER	1154-550	PROPERTY TRANSFER	100.0
HEGEDUS STEPHEN W & MARGAR	HEGEDUS STEPHEN & MARGARET	0	03/31/2008	QC	21-NOT USED/OTHER	1070/632	OTHER	0.0
HEGEDUS STEPHEN W	HEGEDUS STEPHEN W & MARGAR	1	04/21/2007	QC	21-NOT USED/OTHER	L-1058 P-1728	OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

MAURER DONALD C & SHEILA L
13584 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1049 P-252 (L-917P-268&L-800 P-670) 234 COM AT NW COR LOT 4 FOR POB TH S85DEG03'10"E ALG NLY LINE OF LOT 4 251.84FT TO INTERMED TRAV LINE TH S17DEG37'19"W ALG TRAV LINE 85.18FT TH N85DEG35'31"W 234. 20FT TH N01DEG00"E 9.95FT TH 75.47FT ALGWLY LINE OF SAID LOT TH N0DEG10'10"E 75.39FT TO POB - PART OF LOT 4 -PAR 4-AKEARS OAK VILLA PP: 006-270-004-0000 & 270-005-0000 (04

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/15/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	85.00	150.00	1.0000	1.0000	1200	100		102,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	17.16	320	24	1,318
Total Estimated Land Improvements True Cash Value =				1,318

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	05/17/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	700	51,700			30,527C
2024	38,300	600	38,900			29,610C
2023	29,500	600	30,100			28,200C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-004-3000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEGEDUS STEPHEN W & MARGAR	MAURER DONALD C & SHEILA I	332,000	09/23/2015	WD	03-ARM'S LENGTH	1154-505	PROPERTY TRANSFER	100.0
HEGEDUS STEPHEN W & MARGAR	HEGEDUS STEPHEN W & MARGAF	1	03/31/2008	QC	21-NOT USED/OTHER	1070/632	OTHER	0.0
HEGEDUS STEPHEN W	HEGEDUS STEPHEN W & MARGAF	0	04/21/2007	QC	21-NOT USED/OTHER	L-1058 P-1721&1	OTHER	0.0

Property Address

13584 WEST SHORE DR

Owner's Name/Address

MAURER DONALD C & SHEILA L
13584 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1055 P-2490 (L-917P-268&L-800P-670) 234 COM AT SW COR LOT 4 TH N01DEG39'00"E ALG WLY LINE OF SAID LOT 30FT FOR POB TH N01DEG39'00"E 85FT TH S85DEG35'31"E 234.20FT TO INTERMED TRAV LINE TH S17DEG37'19"W ALG TRAV LINE 85.18FT TH N86DEG 07'47"W 210.64FT TO POB - PAR 4-B PART OF LOT 4 KEARS OAK VILLA PP: 006-270-004-0000 (04

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/15/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Utility Building	06/23/2020	PB20-0130	COMPLETE

X	Improved	
	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/27/2020	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	85.00	150.00	1.0000	1.0000	1200	100		102,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 3 Rail	18.28	700	11	1,408
D/W/P: 3.5 Concrete	6.58	3245	74	15,800
D/W/P: Brick on Sand	18.02	782	74	10,428
Total Estimated Land Improvements True Cash Value =				27,636

Work Description for Permit PB20-0130, Issued 06/23/2020: ONE STORY RESIDENTIAL DETACHED PREMANUFACTURED ACCESSORY BUILDING-SHED 12 X 26 X 8 = 312 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4300 ROSCOMMON CO SOIL EROSION PERMIT #3859

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	226,400	277,400			136,192C
2024	38,300	222,400	260,700			132,097C
2023	29,500	197,300	226,800			125,807C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1275 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: BC
Effec. Age: 18
Floor Area: 2,615
Total Base New : 415,675 E.C.F.
Total Depr Cost: 339,631 X 1.143
Estimated T.C.V: 388,198

(16) Porches/Decks

Area	Type
192	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 79
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1275 SF Floor Area = 2615 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,275			
0.5 Story	Siding	Overhang	768			
			Total:	335,108	274,788	
Other Additions/Adjustments						
Exterior						
Brick Veneer			532	10,901	8,939	
Plumbing						
3 Fixture Bath			1	6,832	5,602	
Porches						
CCP (1 Story)			192	6,572	5,389	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			768	43,369	34,262	*7
Common Wall: 1 Wall			1	-2,651	-2,094	
Water/Sewer						
Public Sewer			1	1,914	1,569	
Water Well, 150 Feet			1	9,232	7,570	
Fireplaces						
Direct-Vented Gas			1	4,398	3,606	
			Totals:	415,675	339,631	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 388,198

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 240 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 11
Floor Area: 240
Total Base New : 26,445 E.C.F.
Total Depr Cost: 23,535 X 1.143
Estimated T.C.V: 26,901

(16) Porches/Decks

Area	Type
72	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 240 SF Floor Area = 240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

Description	Size	Cost New	Depr. Cost
Add for Electrical	240	1,608	1,430
Other Additions/Adjustments			
Porches			
WCP (1 Story)	72	3,239	2,883
	Totals:	26,445	23,535

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 26,901

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-005-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWITZER RAYMOND G & MARY F	ANDRACKE MICHAEL	220,000	09/23/2020	WD	03-ARM'S LENGTH	1174:0302	PROPERTY TRANSFER	100.0
SWITZER RAYMOND G		0	01/27/2016	OTH	07-DEATH CERTIFICATE	1174:300	OTHER	0.0

Property Address

13556 WEST SHORE DR

Owner's Name/Address

ANDRACKE MICHAEL
13556 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-951 P-336 & L-742 P-223 234 LOT 5 & SLY 30FT OF LOT 4 KEARS OAK VILLA PP: 006-270-004-0000 & 270-005-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 04/02/2025
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	02/25/2019	PB19-0017	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	12/13/2019	INSPECTED
KH	11/01/2019	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	80.00	150.00	1.0000	1.0000	1200	100		96,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	96,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1368	48	4,320
D/W/P: 3.5 Concrete	6.58	1316	49	4,243
D/W/P: 3.5 Concrete	6.58	204	49	658
Wood Frame	29.18	98	49	1,401
Total Estimated Land Improvements True Cash Value =				10,622

Work Description for Permit PB19-0017, Issued 02/25/2019: FLOOR & BEAM REPAIR/FRAMING PREVIOUSLY APPROVED, 8X24, 6X15

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	48,000	130,900	178,900			143,366C
2024	36,000	127,900	163,900			139,056C
2023	34,000	113,200	147,200			132,435C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 43
Floor Area: 2,794
Total Base New : 385,787 E.C.F.
Total Depr Cost: 213,659 X 1.143
Estimated T.C.V: 244,212

(16) Porches/Decks

Area	Type
120	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 884
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1672 SF Floor Area = 2794 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,360		
1 Story	Siding	Crawl Space	312		
0.5 Story	Siding	Overhang	884		
			Total:	304,833	173,755

Other Additions/Adjustments				
Exterior				
Brick Veneer	542	9,317	5,311	
Plumbing				
3 Fixture Bath	1	4,646	2,648	
Porches				
CCP (1 Story)	120	3,324	1,895	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	884	30,374	17,313	
Common Wall: 1 Wall	1	-2,219	-1,265	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	880	23,813	5,715	*2
No Concrete Floor	880	-4,902	-1,176	
Water/Sewer				
Public Sewer	1	1,494	852	
Water Well, 150 Feet	1	8,594	4,899	
Fireplaces				
Exterior 1 Story	1	6,513	3,712	
	Totals:	385,787	213,659	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARANA TAHIR	GOODWIN CAROL	53,000	09/19/2018	WD	22-OUTLIER	1167:0559	PROPERTY TRANSFER	100.0
FEDERAL HOME LOAN MORTGAGE	KARANA TAHIR	51,000	10/03/2016	CD	10-FORECLOSURE	1160-0896	PROPERTY TRANSFER	100.0
PREIBE SHIRLEY A & KAUTH M	FEDERAL HOME LOAN MORTGAGE	28,187	05/22/2015	SD	10-FORECLOSURE	1150-602	PROPERTY TRANSFER	0.0
GERALD & SHIRLEY PRIEBE TR	PREIBE, SHIRLEY & KAUTH, M	0	03/21/2008	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

13546 WEST SHORE DR

Owner's Name/Address

GOODWIN CAROL
13546 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1049 P-1196-1197 (L-706 P-335) 234
13546 W SHORE DR LOT 6 KEARS OAK VILLA SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 09/19/2018
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Utility Building	07/06/2022	PB22-0235	COMPLETE
MISC	04/22/2019	PB19-0063	COMPLETE
REMODEL	11/26/2007	PB07-0381	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	06/04/2021	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	546	49	1,648
Fencing: Wire Mesh, #11	3.21	920	49	1,447
Wood Frame	24.89	120	74	2,210
Total Estimated Land Improvements True Cash Value =				5,305

Work Description for Permit PB22-0235, Issued 07/06/2022: 24 X 16 = 384 TOTAL SQ FT STEEL CARPORT ON CEMENT SLAB; LAKE TOWNSHIP LAND USE PERMIT #4512
Work Description for Permit PB19-0063, Issued 04/22/2019: WINDOW REPLACEMENT, HEADER CHANGE TO EGRESS. NO SF CHANGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	64,200	94,200			55,342C
2024	22,500	63,000	85,500			53,678C
2023	21,300	55,200	76,500			51,122C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2021

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 896 S.F.
Slab: 352 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,248
Total Base New : 161,077 E.C.F.
Total Depr Cost: 104,688 X 1.143
Estimated T.C.V: 119,658

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 384
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	896			
1 Story	Siding	Slab	352			
			Total:	141,539	90,586	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Fireplaces						
Interior 1 Story			1	4,700	3,008	
Carports						
Aluminum			384	5,153	4,895	*9
			Totals:	161,077	104,688	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 119,658

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLORIAN JASON & MCLAIGE JE	RAWLS JOHNATHAN	125,000	03/07/2022	WD	03-ARM'S LENGTH	1180:126	PROPERTY TRANSFER	100.0
MCELHANEY SHEILA & FUENTES	FLORIAN JASON & JESSICA	80,100	03/06/2022	WD	16-LC PAYOFF	1180:125	DEED	0.0
MCELHANEY SHEILA & FUENTES	MCLAIGE JESSICA LC	0	06/03/2016	MLC	21-NOT USED/OTHER	1159-0432	PROPERTY TRANSFER	100.0
COSTON CAROLYN & FUENTES J	COSTON, DENNIS	0	05/29/2007	QC	21-NOT USED/OTHER	1060/728	OTHER	100.0

Property Address

13536 WEST SHORE DR

Owner's Name/Address

RAWLS JOHNATHAN
3641 OSKALOSSA DR SW
GRANDVILLE MI 49418

Tax Description

L-880 P-292 (L-662 P-274) 234 LOT 7 KEARS OAK VILLA SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	69	612
Total Estimated Land Improvements True Cash Value =				612

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	60,600	90,600			79,134C
2024	22,500	59,100	81,600			76,755C
2023	21,300	51,800	73,100			73,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 376 S.F.
Slab: 520 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,026
Total Base New : 174,084 E.C.F.
Total Depr Cost: 102,201 X 1.143
Estimated T.C.V: 116,816

(16) Porches/Decks

Area	Type
12	CCP (1 Story)
24	CCP (1 Story)
210	Treated Wood
192	Treated Wood
233	Brzwy, KW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 448
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 108
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 1026 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Slab	520			
1 Story	Siding	Crawl Space	376			
			Total:	115,035	67,871	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,277	
Deck						
Treated Wood			210	4,177	2,464	
Treated Wood			192	3,936	2,322	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			448	16,621	9,806	
Common Wall: 1/2 Wall			1	-1,023	-604	
Water/Sewer						
Public Sewer			1	1,326	782	
Water Well, 150 Feet			1	8,359	4,932	
Porches						
CCP (1 Story)			12	566	334	
CCP (1 Story)			24	1,131	667	
Breezeways						
Knee Wall			233	18,647	11,002	
Carports						
Aluminum			108	1,449	348	*2
			Totals:	174,084	102,201	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COMER SCOTT & SEEGRAVES LY	BLAIR RODNEY & PENNY	107,500	11/09/2020	WD	03-ARM'S LENGTH	1174:1584	PROPERTY TRANSFER	100.0
VANHORN REX & BONNIE	COMER, SCOTT & LYNN	85,000	07/16/2007	WD	03-ARM'S LENGTH	1062/1566	OTHER	100.0

Property Address

13512 WEST SHORE DR

Owner's Name/Address

BLAIR RODNEY & PENNY
6950 N 7 MILE RD
LAKE CITY MI 49651

Tax Description

L-892 P-562 (L-459 P-268) 234 LOT 8 KEARS OAK VILLA SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/02/2020	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	462	24	641
Wood Frame	23.41	96	49	1,101
Total Estimated Land Improvements True Cash Value =				1,742

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	33,200	63,200			45,909C
2024	22,500	32,500	55,000			44,529C
2023	21,300	28,100	49,400			42,409C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 748 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 748
Total Base New : 92,589 E.C.F.
Total Depr Cost: 54,625 X 1.143
Estimated T.C.V: 62,436

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 748 SF Floor Area = 748 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	748		
			Total:	83,290	49,139

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,175	693
Water Well, 150 Feet	1	8,124	4,793
	Totals:	92,589	54,625

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 62,436

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-270-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANDLON RICHARD M	WHIPPLE VICTOR & JULIE	191,900	06/03/2021	WD	03-ARM'S LENGTH	1177:0389	PROPERTY TRANSFER	100.0
SENSOR SHEILA J	HANDLON RICHARD M	125,000	06/01/2021	WD	16-LC PAYOFF	1177:0388	DEED	0.0
HANDLON RICHARD	HANDLON, RICHARD	0	11/20/2012	LC	03-ARM'S LENGTH	1122/1750	OTHER	0.0
SENSOR SHEILA J	HANDLON RICHARD	125,000	11/10/2007	LC	03-ARM'S LENGTH		OTHER	0.0

Property Address

13510 WEST SHORE DR

Owner's Name/Address

WHIPPLE VICTOR & JULIE
4200 GOTFREDSON RD
PLYMOUTH MI 48170

Tax Description

L-707 P-111 234 LOTS 9 & 10 KEARS OAK VILLA

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/18/2021	PB21-0199	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
MH	08/07/2017	INSPECTED
DMG	05/17/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	100.00	150.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.00	120	21	706
Wood Frame	24.24	240	94	5,469
Total Estimated Land Improvements True Cash Value =				6,175

Work Description for Permit PB21-0199, Issued 06/18/2021: 12 X 20 = 240 SQUARE FEET PREMANUFACTURED METAL SHED. LAKE TOWNSHIP LAND USE DATED 6/10/21 #004422.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	60,000	59,300	119,300			81,158C
2024	45,000	58,200	103,200			78,718C
2023	29,000	51,100	80,100			74,970C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 912 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 36
Floor Area: 912
Total Base New : 148,472 E.C.F.
Total Depr Cost: 95,022 X 1.143
Estimated T.C.V: 108,610

(16) Porches/Decks

Area	Type
136	CSEP (1 Story)
160	Treated Wood
320	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	122,964	78,697
Other Additions/Adjustments					
Porches					
CSEP (1 Story)			136	6,204	3,971
Deck					
Treated Wood			160	3,578	2,290
Treated Wood			320	5,638	3,608
Water/Sewer					
Public Sewer			1	1,494	956
Water Well, 150 Feet			1	8,594	5,500
			Totals:	148,472	95,022

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 108,610

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-275-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEWIS BRIAN	LEWIS BRIAN & LISA TRUST	0	03/20/2025	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0
ST GERMAIN CAROL A TRUST	LEWIS BRIAN	257,500	07/28/2023	WD	03-ARM'S LENGTH	1184:2486	PROPERTY TRANSFER	100.0
ST GERMAIN LARRY A & CAROL	ST GERMAIN CAROL A TRUST	0	02/20/2019	WD	21-NOT USED/OTHER	1168:2479	PROPERTY TRANSFER	0.0
ST GERMAIN LARRY A		0	02/05/2004	OTH	07-DEATH CERTIFICATE	1168:2478	OTHER	0.0

Property Address

996 LONG POINT

Owner's Name/Address

LEWIS BRIAN & LISA TRUST
517 SAMUAL ST
CHESANING MI 48616

Tax Description

L-718 P-238 234 LOT 1 KOHL SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	120.00	100.00	1.0000	0.8165	1200	100		117,576
120 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	117,576

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	860	73	4,131
D/W/P: Patio Blocks	15.61	210	25	819
Total Estimated Land Improvements True Cash Value =				4,950

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	58,800	77,700	136,500			104,646C
2024	31,800	69,700	101,500			101,500S
2023	36,700	60,700	97,400			59,658C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 900
Total Base New : 148,479 E.C.F.
Total Depr Cost: 127,693 X 1.143
Estimated T.C.V: 145,953

(16) Porches/Decks

Area	Type
192	Treated Wood
42	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
			Total:	115,446	99,284
Other Additions/Adjustments					
Deck					
Treated Wood			192	4,028	3,464
Treated Wood			42	1,637	1,408
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	17,280	14,861
Water/Sewer					
Public Sewer			1	1,494	1,285
Water Well, 150 Feet			1	8,594	7,391
			Totals:	148,479	127,693

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 145,953

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-275-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HALL KAREN	HALL KAREN [LE]	0	05/05/2021	QC	18-LIFE ESTATE	1176:1986	PROPERTY TRANSFER	0.0
HALL RONALD L		0	04/08/2021	OTH	07-DEATH CERTIFICATE	1176:1985	OTHER	0.0
HERMAN DANIEL M & LINDA F	HALL RONALD & KAREN	232,000	10/11/2013	WD	03-ARM'S LENGTH	1133/2096	OTHER	100.0
BURKE GEORGE T & PEGGY L	HERMAN, DANIEL & LINDA	270,000	05/13/2009	WD	03-ARM'S LENGTH	1082/2512 1085/	OTHER	100.0

Property Address

956 LONG POINT

Owner's Name/Address

HALL KAREN [LE]
956 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-948 P-1694 (L-618 P-659 & 661) 234 LOT 2 KOHL SUBD 956 LONGPOINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 12/19/2013
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/31/2023	PB23-0178	COMPLETE
ADDITION	07/07/2017	PB17-0196	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
MH	11/16/2017	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	120.00	150.00	1.0000	1.0000	1200	100		144,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	144,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1928	71	9,007
D/W/P: Patio Blocks	15.61	87	46	625
D/W/P: 5in Ren. Conc.	8.94	96	99	849
Wood Frame	24.24	240	95	5,527
Total Estimated Land Improvements True Cash Value =				16,008

Work Description for Permit PB23-0178, Issued 05/31/2023: 12 X 20 = 240 SQUARE FEET SHED. MUST BE ANCHORED AND BE ON STONE PAD OR CEMENT. LAKE TOWNSHIP LAND USE DATED 5/15/23 #004579. ROSCOMMON COUNTY SOIL EROSION DATED 5/30/23.
Work Description for Permit PB17-0196, Issued 07/07/2017: 16X16 ADDITION-SUNROOM

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	72,000	232,600	304,600			134,011C
2024	39,000	228,500	267,500			129,982C
2023	45,000	175,500	220,500	0M		0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1336 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 15
Floor Area: 3,388
Total Base New : 452,565 E.C.F.
Total Depr Cost: 385,063 X 1.143
Estimated T.C.V: 440,127

(16) Porches/Decks

Area	Type
164	CCP (1 Story)
168	4in Concrete
400	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1296
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1336 SF Floor Area = 3388 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Crawl Space	256		
0.75 Story	Siding	Overhang	1296		
			Total:	377,594	320,938
Other Additions/Adjustments					
Exterior					
Brick Veneer			54	928	789
Plumbing					
3 Fixture Bath			2	9,291	7,897
Porches					
CCP (1 Story)			164	4,417	3,754
4in Concrete			168	1,374	1,168
Deck					
Treated Wood			400	6,520	5,542
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Common Wall: 1.5 Wall			1	-3,326	-2,827
Base Cost			1296	41,679	35,427
Water/Sewer					
Public Sewer			1	1,494	1,270
Water Well, 150 Feet			1	8,594	7,305
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,800 *9
			Totals:	452,565	385,063

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FULKERSON JAMES & JANET &D	FORDE JANET & MARK	173,000	12/11/2020	WD	21-NOT USED/OTHER	1174:2570	DEED	0.0
FULKERSON JOAN M		0	04/23/2018	OTH	07-DEATH CERTIFICATE	1174:2571	OTHER	0.0

Property Address

65 LONG POINT

Owner's Name/Address

FORDE JANET & MARK
10961 W MEADE
SUN CITY AZ 85351

Tax Description

L-992 P-992 (L-621 P-527) 234 65 LONG POINT DR LOT 1 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Garage, detached	09/25/2023	PB23-0304	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/14/2023	INSPECTED
QT	09/13/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	49	48	155
D/W/P: 3.5 Concrete	6.58	465	99	3,029
Wood Frame	33.69	72	48	1,164
Total Estimated Land Improvements True Cash Value =				4,348

Work Description for Permit PB23-0304, Issued 09/25/2023: 20 x 30 =600 TOTAL SQ FT STEEL GARAGE. LAKE TOWNSHIP LAND USE PERMIT #4597 ISSUED 7/18/23. ROSCOMMON COUNTY SOIL EROSION PERMIT 4261 ISSUED 9/13/2023.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	67,400	135,400			76,329C
2024	64,000	63,100	127,100			72,540C
2023	56,000	33,600	89,600			57,629C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 594 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 786
Total Base New : 140,228 E.C.F.
Total Depr Cost: 98,940 X 1.283
Estimated T.C.V: 126,940

(16) Porches/Decks

Area	Type
243	CGEP (1 Story)

(17) Garage

Year Built: 2023
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 600
% Good: 99
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 786 SF Floor Area = 786 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	594			
1 Story	Siding	Slab	192			
			Total:	94,929	61,703	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			243	12,694	8,251	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			600	22,920	22,691	*9
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
			Totals:	140,228	98,940	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 126,940

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COMSTOCK JERRY L & JANICE	CHURCH DARCI R & BRADLEY E	215,000	05/25/2017	WD	03-ARM'S LENGTH	1162:1630	PROPERTY TRANSFER	100.0

Property Address

73 LONG POINT

Owner's Name/Address

CHURCH DARCI R & BRADLEY B
726 LOCUST DR
DAVISON MI 48423

Tax Description

L-954 P-159 (L-545 P-344) 234 LOT 2 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	789	48	2,492
Metal Prefab	25.08	25	63	395
Total Estimated Land Improvements True Cash Value =				2,887

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	119,500	187,500			123,186C
2024	64,000	113,900	177,900			119,483C
2023	56,000	89,700	145,700			111,318C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,960
Total Base New : 284,196 E.C.F.
Total Depr Cost: 179,043 X 1.283
Estimated T.C.V: 229,712

(16) Porches/Decks

Area	Type
224	Treated Wood
224	Treated Wood
175	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 1960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	392		
			Total:	232,948	146,758

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	2,927
Deck			
Treated Wood	224	4,467	2,814
Treated Wood	224	4,467	2,814
Treated Wood	175	3,787	2,386
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	400	17,280	10,886
Water/Sewer			
Public Sewer	1	1,494	941
Water Well, 150 Feet	1	8,594	5,414
Fireplaces			
Exterior 1 Story	1	6,513	4,103
	Totals:	284,196	179,043

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 229,712

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGHES MICHAEL J & KIMBERL	HUGHES MICHAEL J & KIMBERI	0	03/16/2022	QC	14-INTO/OUT OF TRUST	1180:1173	PROPERTY TRANSFER	0.0
HEINRICH ELEANOR E	HUGHES, MICHAEL & KIMBERLY	155,000	09/18/2010	WD	03-ARM'S LENGTH		OTHER	100.0

Property Address

79 LONG POINT

Owner's Name/Address

HUGHES MICHAEL J & KIMBERLY A TRUST
13668 HEATHERWOOD DR
STERLING HEIGHTS MI 48313

Tax Description

L-856 P-334 (L-274 P-621) 234 LOT 3 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1047	73	4,708
D/W/P: 5in Ren. Conc.	7.99	48	73	280
D/W/P: 3.5 Concrete	6.16	32	73	144
Wood Frame/Conc.	29.16	171	48	2,393
Total Estimated Land Improvements True Cash Value =				7,525

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	72,100	140,100			76,055C
2024	64,000	68,900	132,900			73,769C
2023	56,000	55,600	111,600			70,257C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1088 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,088
Total Base New : 164,258 E.C.F.
Total Depr Cost: 103,483 X 1.283
Estimated T.C.V: 132,769

(16) Porches/Decks

Area	Type
16	CPP
32	Roof Cover Onl
84	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 242
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1088 SF Floor Area = 1088 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,088		
			Total:	126,882	79,936
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	17,535	11,047
Storage Over Garage			242	2,960	1,865
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Interior 1 Story			1	4,700	2,961
Porches					
CPP			16	422	266
Deck					
w/Roof (Roof portion)			32	638	402
w/Roof (Roof portion)			84	1,436	905
			Totals:	164,258	103,483

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 132,769

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		160,000	09/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

87 LONG POINT

Owner's Name/Address

HENNING NOREEN A & TODD A
TRUST 11/19/99
37311 MARION DRIVE
STERLING HEIGHTS MI 48312

Tax Description

L-864 P-685 (L-650 P-578) 234 87 LONG POINT DR 48629 LOTS 4 & 5 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	07/25/2014	14139	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	140	23	531
D/W/P: 3.5 Concrete	6.58	1461	73	7,017
D/W/P: 3.5 Concrete	6.58	120	73	577
D/W/P: 3.5 Concrete	6.58	40	73	192
Wood Frame/Conc.	32.08	180	73	4,215
Total Estimated Land Improvements True Cash Value =				12,532

Work Description for Permit 14139, Issued 07/25/2014: 20*24 GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	102,200	238,200			138,592C
2024	128,000	97,500	225,500			134,425C
2023	112,000	81,200	193,200			128,024C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 37
Floor Area: 1,248
Total Base New : 228,425 E.C.F.
Total Depr Cost: 144,993 X 1.283
Estimated T.C.V: 186,026

(16) Porches/Decks

Area	Type
240	Composite
240	Composite
48	Composite
80	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 984
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
			Total:	158,927	100,129	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			984	33,062	20,829	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Deck						
Composite			240	4,800	3,024	
Composite w/Roof (Deck Portion)			240	4,800	3,024	
Composite w/Roof (Roof portion)			240	3,902	2,458	
Composite w/Roof (Deck Portion)			48	1,736	1,094	
Composite w/Roof (Roof portion)			48	955	602	
w/Roof (Roof portion)			80	1,509	951	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	228,425	144,993	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 186,026

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZICK EDWARD A		0	11/18/2022	OTH	07-DEATH CERTIFICATE	1188:1283	OTHER	0.0
SENSOR THOMAS & SHEILA	SENSOR FAMILY TRUST	0	02/27/2020	QC	21-NOT USED/OTHER	1171:2367	PROPERTY TRANSFER	0.0
SENSOR SHEILA J	ZICK, EDWARD & LORI	147,000	07/21/2009	LC	03-ARM'S LENGTH	1085/1177	OTHER	100.0

Property Address
111 LONG POINT

Owner's Name/Address
ZICK LORI E
3360 DEXTER TRL
STOCKBRIDGE MI 49285

Tax Description
L-705 P-421 234 LOT 6 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	68,500	136,500			72,743C
2024	64,000	65,400	129,400			70,556C
2023	56,000	51,600	107,600			67,197C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,224
Total Base New : 165,002 E.C.F.
Total Depr Cost: 103,951 X 1.283
Estimated T.C.V: 133,369

(16) Porches/Decks

Area	Type
240	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	144		
			Total:	134,587	84,790
Other Additions/Adjustments					
Deck					
Treated Wood			240	4,565	2,876
Treated Wood			48	1,690	1,065
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	12,326	7,765
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Wood Stove			1	2,149	1,354
			Totals:	165,002	103,951

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 133,369

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
117 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KRUGER GERALD & MARJORIE J TRUST 12720 SARLE ROAD FREELAND MI 48623	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Tax Description

234 L-663 P-412-413 LOT 7 LAKE POINT SUBD.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	80	23	494
D/W/P: 3.5 Concrete	5.78	80	48	222
Wood Frame/Conc.	33.31	66	23	506
Total Estimated Land Improvements True Cash Value =				1,222

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	34,200	102,200			61,120C
2024	64,000	33,100	97,100			59,283C
2023	56,000	25,700	81,700			56,460C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 572 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 572
Total Base New : 88,555 E.C.F.
Total Depr Cost: 51,360 X 1.283
Estimated T.C.V: 65,895

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	572		
			Total:	66,782	38,732

Other Additions/Adjustments
Garages
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	364	12,474	7,235
Water/Sewer			
Public Sewer	1	1,175	681
Water Well, 150 Feet	1	8,124	4,712
	Totals:	88,555	51,360

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 65,895

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREY LARRY D TRUST 3/23/98	FREY LIVING TRUST	0	11/22/2024	QC	14-INTO/OUT OF TRUST	1189:669	DEED	0.0

Property Address

119 LONG POINT

Owner's Name/Address

FREY LIVING TRUST
119 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-1002 P-1127 (L-825P-601&L-729P-424) 234 119 LONG PTE DR LOT 8 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/06/2012
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/02/2021	PB21-0176	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1017	73	4,885
D/W/P: 4in Ren. Conc.	8.18	124	88	892
Wood Frame	32.30	80	48	1,240
Total Estimated Land Improvements True Cash Value =				7,017

Work Description for Permit PB21-0176, Issued 06/02/2021: 10 X 20 = 200 TOTAL SQ FT COVERED PORCH LAKE TOWNSHIP LAND USE PERMIT #4418 ROSOCMMON CO SOIL EROSION 225 SQ FT WAIVER DATED 6/1/21

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	101,500	169,500			93,731C
2024	64,000	97,100	161,100			90,913C
2023	56,000	78,400	134,400			86,584C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2006

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1245 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,245
Total Base New : 214,276 E.C.F.
Total Depr Cost: 148,596 X 1.283
Estimated T.C.V: 190,649

(16) Porches/Decks

Area	Type
60	CCP (1 Story)
84	Composite
240	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1245 SF Floor Area = 1245 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,245			
			Total:	162,169	110,275	
Other Additions/Adjustments						
Exterior						
Stone Veneer			48	1,822	1,239	
Porches						
CCP (1 Story)			60	1,777	1,208	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			660	27,311	18,571	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Deck						
Composite			84	2,407	2,263	*9
Composite w/Roof (Deck Portion)			240	4,800	4,512	*9
Composite w/Roof (Roof portion)			240	3,902	3,668	
			Totals:	214,276	148,596	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 190,649

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMS KAY F	OLSEN BRADLEY & REBECCA	190,000	09/28/2018	WD	03-ARM'S LENGTH	1167:0799	PROPERTY TRANSFER	100.0
NEIL JOHN S	SIMS KAY F	147,000	08/15/2016	WD	03-ARM'S LENGTH	1159-2186	PROPERTY TRANSFER	100.0
NEIL JOHN S TRUST	NEIL JOHN S	0	11/12/2013	WD	09-FAMILY	1136/58	OTHER	0.0

Property Address

129 LONG POINT

Owner's Name/Address

OLSEN BRADLEY & REBECCA
159 CHURCHILL DOWNS BLVD
WILLIAMSTON MI 48895

Tax Description

L-846 P-368 (L-690 P-621) LOT 9 129 LONG PTE DR 48629 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	660	75	3,257
D/W/P: 3.5 Concrete	6.58	192	75	947
D/W/P: 3.5 Concrete	6.58	123	95	769
Wood Frame	27.75	126	48	1,679
Total Estimated Land Improvements True Cash Value =				6,652

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	71,700	139,700			78,214C
2024	64,000	68,600	132,600			75,863C
2023	56,000	53,600	109,600			70,156C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 756 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 756
Total Base New : 150,191 E.C.F.
Total Depr Cost: 103,075 X 1.283
Estimated T.C.V: 132,245

(16) Porches/Decks

Area	Type
192	CPP
64	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Crawl Space	540			
1 Story	Siding	Crawl Space	216			
			Total:	107,452	73,068	
Other Additions/Adjustments						
Porches						
CPP			192	3,496	3,321	*9
Deck						
Treated Wood			64	2,026	1,378	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			660	24,578	16,713	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Wood Stove			1	2,551	1,735	
			Totals:	150,191	103,075	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 132,245

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		165,000	08/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
131 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	05/17/2023	PB23-0157	COMPLETE
	P.R.E. 100% 12/19/2006					
Owner's Name/Address	SA:					
ROLL KEVIN & CAROLYN 131 LONG POINT HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Tax Description

L-853 P-182 (L-793 P-40) 234 131 LONG POINT DR LOT 10 LAKE POINT SUBD.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1764	73	8,473
D/W/P: Brick on Sand	18.02	1692	73	22,258
Total Estimated Land Improvements True Cash Value =				30,731

Work Description for Permit PB23-0157, Issued 05/17/2023: REROOF *MUST SEND PICUTRES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED* FAX: 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	106,000	174,000			82,417C
2024	64,000	101,600	165,600			79,939C
2023	56,000	80,900	136,900			76,133C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1056 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,320
Total Base New : 216,742 E.C.F.
Total Depr Cost: 136,549 X 1.283
Estimated T.C.V: 175,192

(16) Porches/Decks

Area	Type
24	CPP
50	CPP
40	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 816
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1056 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,056		
			Total:	167,529	105,545
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,927
Porches					
CPP			50	1,205	759
CPP			40	1,039	655
CPP			24	670	422
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			816	28,544	17,983
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Direct-Vented Gas			1	3,021	1,903
			Totals:	216,742	136,549

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 175,192

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREUND SHERRY R	FREUND SHERRY R [LE]	0	08/26/2021	WD	15-LADY BIRD	1178:638	PROPERTY TRANSFER	0.0
FREUND REVOCABLE LIVING TR	FREUND SHERRY R	0	08/25/2021	WD	14-INTO/OUT OF TRUST	1178:637	PROPERTY TRANSFER	0.0
FREUND JOHN R		0	07/21/2010	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0

Property Address

139 LONG POINT

Owner's Name/Address

FREUND SHERRY R [LE]
139 LONG POINT DR
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

FREUND SHERRY R
13529 WEST GABLE HILL DRIVE
SUN CITY WEST AZ 85375

Tax Description

L-462 P-545 234 LOT 11 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/21/1996

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	984	75	4,856
D/W/P: Patio Blocks	15.61	27	75	316
Total Estimated Land Improvements True Cash Value =				5,172

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	110,900	178,900			106,401C
2024	64,000	105,800	169,800			103,202C
2023	56,000	83,900	139,900			98,288C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,224
Total Base New : 236,912 E.C.F.
Total Depr Cost: 164,037 X 1.283
Estimated T.C.V: 210,459

(16) Porches/Decks

Area	Type
288	CGEP (1 Story)
168	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1168
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 816 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	816			
			Total:	149,842	101,892	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Porches						
CGEP (1 Story)			288	16,019	10,893	
Deck						
Treated Wood			168	3,693	2,511	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1 Wall			1	-2,219	-1,509	
Base Cost			1168	37,563	25,543	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			400	17,280	14,688	*8
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
			Totals:	236,912	164,037	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 210,459

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREUND SHERRY R	FREUND SHERRY R [LE]	0	08/26/2021	PTA	15-LADY BIRD		PROPERTY TRANSFER	0.0
FREUND REVOCABLE LIVING TR	FREUND SHERRY R	0	08/25/2021	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0
FREUND JOHN R		0	07/21/2010	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0

Property Address

139 LONG POINT

Owner's Name/Address

FREUND SHERRY R [LE]
139 LONG POINT DR
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

FREUND SHERRY R
13529 WEST GABLE HILL DRIVE
SUN CITY WEST AZ 85375

Tax Description

L-462 P-545 234 LOT 12 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/21/1996

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1652	75	7,632
Total Estimated Land Improvements True Cash Value =				7,632

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	3,900	71,900			35,822C
2024	64,000	3,900	67,900			34,745C
2023	56,000	0	56,000			33,091C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILGENDORF AARON A	JOSEPH BRUCE A & JANET L	215,000	03/06/2020	WD	19-MULTI PARCEL ARM'S LEN	1171:2583	PROPERTY TRANSFER	100.0
HILGENDORF LISA	HILGENDORF AARON A	0	01/31/2020	QC	09-FAMILY	1171:2582	DEED	0.0
SULLIVAN PATRICK J	HILGENDORF,AARON A	0	01/10/2007	OTH	07-DEATH CERTIFICATE	1069/1833	OTHER	100.0

Property Address

159 LONG POINT

Owner's Name/Address

JOSEPH BRUCE A & JANET L
11355 VENTURA DR
WARREN MI 48093

Tax Description

L-319 P-410 234 159 LONG POINT DR 48629
LOT 13 & E 1/2 OF LOT 14 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	609	73	2,738
Wood Frame	24.00	144	48	1,659
Total Estimated Land Improvements True Cash Value =				4,397

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	65,500	167,500			116,477C
2024	96,000	62,300	158,300			112,975C
2023	84,000	44,800	128,800			107,596C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1356 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 52
Floor Area: 1,356
Total Base New : 199,396 E.C.F.
Total Depr Cost: 95,708 X 1.283
Estimated T.C.V: 122,793

(16) Porches/Decks

Area	Type
144	WCP (1 Story)
15	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1356 SF Floor Area = 1356 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	716		
1 Story	Siding	Crawl Space	640		
			Total:	158,167	75,919
Other Additions/Adjustments					
Porches					
WCP (1 Story)			144	5,736	2,753
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	9,500
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
Fireplaces					
Exterior 1 Story			1	5,707	2,739
Deck					
w/Roof (Roof portion)			15	310	149
			Totals:	199,396	95,708

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 122,793

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIROIS MARK & PATRICIA [LE	SIROIS MARK & PATRICIA [LE	0	10/31/2023	AFF	05-CORRECTING TITLE	1185:2039	OTHER	0.0
DEPPONG JOHN A & MARJORIE	SIROIS MARK & PATRICIA	575,000	05/10/2021	WD	19-MULTI PARCEL ARM'S LEN	1176:2091	PROPERTY TRANSFER	100.0
DEPPONG MARJORIE J	DEPPONG, JOHN & MARJORIE	0	07/24/2012	QC	21-NOT USED/OTHER	1117/2580	OTHER	0.0
DEPPONG, JOHN & MARJORIE	DEPPONG, MARJORIE	0	07/24/2012	QC	21-NOT USED/OTHER	1117/2598	OTHER	0.0

Property Address

163 LONG POINT

Owner's Name/Address

SIROIS MARK & PATRICIA [LE]
12801 CHESTNUT ST
SOUTHGATE MI 48195

Tax Description

L-1018 P-1067-1069 (L-803 P-1) 234 W1/2 OF LOT 14 - LOT 15 LAKE POINT SUBD
Split on 12/08/2019 with 006-282-013-0000 into 006-282-013-1000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	40	90	1,457
D/W/P: 3.5 Concrete	6.58	1759	48	5,556
Total Estimated Land Improvements True Cash Value =				7,013

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	210,100	312,100			240,179C
2024	96,000	201,000	297,000			232,958C
2023	84,000	180,900	264,900			221,865C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1534 S.F.
Slab: 376 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 3,279
Total Base New : 412,977 E.C.F.
Total Depr Cost: 268,434 X 1.283
Estimated T.C.V: 344,401

(16) Porches/Decks

Area	Type
400	WCP (1 Story)
72	4in Concrete
72	Roof Cover Onl
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1910 SF Floor Area = 3279 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,360		
1 Story	Siding	Crawl Space	174		
1 Story	Siding	Slab	376		
1 Story	Siding	Overhang	9		
			Total:	358,009	232,705

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	2	9,291	6,039
Porches			
WCP (1 Story)	400	13,080	8,502
4in Concrete	72	589	383
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	384	16,858	10,958
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 150 Feet	1	8,594	5,586
Fireplaces			
Prefab 1 Story	1	2,592	1,685
Deck			
Treated Wood	24	1,096	712
w/Roof (Roof portion)	72	1,374	893
	Totals:	412,977	268,434

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 344,401

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 572
Total Base New : 73,233 E.C.F.
Total Depr Cost: 46,136 X 1.283
Estimated T.C.V: 59,193

(16) Porches/Decks

Area	Type
24	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	572		
			Total:	70,776	44,588
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	835
Porches					
CCP (1 Story)			24	1,131	713
			Totals:	73,233	46,136

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 59,193

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREUND LUKE J & ELIZABETH	CANNON, DAVID & SUSAN	130,000	04/05/2011	WD	03-ARM'S LENGTH	1102/2520	OTHER	100.0
		112,000	05/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

179 LONG POINT

Owner's Name/Address

CANNON DAVID & SUSAN
3339 MEDFORD
TROY MI 48084

Tax Description

234 L-791 P-310-311 LOT 16 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/29/2024	PB24-0253	COMPLETE
Demolish	07/19/2024	PB24-0232	COMPLETE
Res. Add/Alter/Repair	01/08/2024	PB23-0513	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	32	48	101
Wood Frame	24.24	240	99	5,760
Total Estimated Land Improvements True Cash Value =				5,861

Work Description for Permit PB24-0253, Issued 07/29/2024: 20 X 22 ADDITION LAKE TWP LUP 4685 SOIL EROSION PERMIT 4351
Work Description for Permit PB24-0232, Issued 07/19/2024: DEMO 8 X 18 ENCLOSED FRONT PORCH, LU24-4680
Work Description for Permit PB23-0513, Issued 01/08/2024: 12 X 20 = 240 SQUARE FT SHED. ROSCOMMON TOWNSHIP LAND USE DATED 12/3/23 #4635. ROSCOMMON COUNTY SOIL EROSION DATED 12/11/23.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	63,800	131,800			80,563C
2024	64,000	46,500	110,500			67,247C
2023	56,000	36,000	92,000			61,933C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: LOG 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 572 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 44
Floor Area: 572
Total Base New : 111,428 E.C.F.
Total Depr Cost: 71,197 X 1.283
Estimated T.C.V: 91,346

(16) Porches/Decks

Area	Type
440	CGEP (1 Story)
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Pine Logs	Slab	572			
			Total:	73,733	41,291	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			440	21,230	21,018	*9
Water/Sewer						
Public Sewer			1	1,326	743	
Water Well, 150 Feet			1	8,359	4,681	
Fireplaces						
Exterior 1 Story			1	5,707	3,196	
Deck						
Treated Wood			24	1,073	268	*2
			Totals:	111,428	71,197	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 91,346

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Block

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 320 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 47
Floor Area: 320
Total Base New : 41,792 E.C.F.
Total Depr Cost: 22,151 X 1.283
Estimated T.C.V: 28,419

(16) Porches/Decks

Area	Type
15	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 320 SF Floor Area = 320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	320		
			Total:	40,309	21,365
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,192	632
Deck					
w/Roof (Roof portion)			15	291	154
			Totals:	41,792	22,151

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 28,419

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
187 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		NEW RESIDENCE	10/09/2008	PB08-0311	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
GUZDIAL CHRISTOPHER & JANICE M 4300 ARCADIA DR AUBURN HILLS MI 48326	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	64	73	307
Wood Frame/Conc.	36.11	96	48	1,664
Total Estimated Land Improvements True Cash Value =				1,971

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

234 L-634 P-651 LOT 17 LAKE POINT.

Comments/Influences

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	143,200	211,200			98,849C
2024	64,000	136,800	200,800			95,877C
2023	56,000	107,200	163,200			91,312C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
2006	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Vaulted

(7) Excavation

Basement: 0 S.F.
Crawl: 1392 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,932
Total Base New : 277,876 E.C.F.
Total Depr Cost: 216,259 X 1.283
Estimated T.C.V: 277,460

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
288	Composite
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 2006
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1392 SF Floor Area = 1932 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	720			
1+ Story	Siding	Crawl Space	672			
			Total:	228,282	178,061	
Other Additions/Adjustments						
Exterior						
Stone Veneer			112	4,252	3,317	
Plumbing						
3 Fixture Bath			1	4,646	3,624	
Porches						
CCP (1 Story)			96	2,708	2,112	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	18,462	14,400	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
Fireplaces						
Direct-Vented Gas			1	3,021	2,356	
Deck						
Composite			288	5,504	4,293	
Treated Wood			20	913	228	*2
			Totals:	277,876	216,259	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 277,460

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		221,900	09/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

197 LONG POINT

Owner's Name/Address

EVERHART VAUGHN & RUTH A
197 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-874 P-462 (L-272 P-459) 234 197 LONG POINT DR LOT 18 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/22/2008
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	03/28/2008	PB08-0025	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	208	73	999
Total Estimated Land Improvements True Cash Value =				999

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	162,900	230,900			115,677C
2024	64,000	155,300	219,300			112,199C
2023	56,000	125,600	181,600			106,857C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1632 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 2,742
Total Base New : 362,058 E.C.F.
Total Depr Cost: 247,139 X 1.283
Estimated T.C.V: 317,079

(16) Porches/Decks

Area	Type
120	WCP (1 Story)
460	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1632 SF Floor Area = 2742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,110		
1+ Story	Siding	Crawl Space	522		
			Total:	302,086	205,418

Other Additions/Adjustments				
Exterior				
Stone Veneer	48	1,822	1,239	
Plumbing				
3 Fixture Bath	1	4,646	3,159	
Porches				
WCP (1 Story)	120	5,521	3,754	
4in Concrete	460	3,763	3,500	*9
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	720	26,165	17,792	
Storage Over Garage	360	4,946	3,363	
Water/Sewer				
Public Sewer	1	1,494	1,016	
Water Well, 150 Feet	1	8,594	5,844	
Fireplaces				
Direct-Vented Gas	1	3,021	2,054	
	Totals:	362,058	247,139	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 317,079

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
201 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BENNETT HARLAND 19378 WEDGEWOOD RIVERVIEW MI 48193	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-324 P-274 234 LOT 19 LAKE POINT SUBD.

Comments/Influences

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1246	73	5,603
Wood Frame/Conc.	34.88	80	59	1,646
Total Estimated Land Improvements True Cash Value =				7,249

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	92,200	160,200			80,164C
2024	64,000	88,000	152,000			77,754C
2023	56,000	72,300	128,300			74,052C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1282 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,282
Total Base New : 197,572 E.C.F.
Total Depr Cost: 134,350 X 1.283
Estimated T.C.V: 172,371

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1282 SF Floor Area = 1282 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,282		
			Total:	150,399	102,272
Other Additions/Adjustments					
Exterior					
Brick Veneer			520	8,221	5,590
Plumbing					
3 Fixture Bath			1	3,860	2,625
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			572	19,700	13,396
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Exterior 1 Story			1	5,707	3,881
			Totals:	197,572	134,350

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 172,371

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-020-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
209 LONG POINT

Owner's Name/Address
BERGER GARY C & GERALDINE L TRUST 5/12/99 209 LONG POINT DR HOUGHTON LAKE MI 48629

Tax Description
L-844 P-459 (L-509 P-654) 234 209 LONG POINT DR LOTS 20 & 21 LAKE POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/04/1999

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1411	75	6,519
D/W/P: Brick on Sand	16.54	228	85	3,205
Total Estimated Land Improvements True Cash Value =				9,724

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	93,300	229,300			133,167C
2024	128,000	89,200	217,200			129,163C
2023	112,000	66,500	178,500			123,013C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1152 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,152
Total Base New : 193,878 E.C.F.
Total Depr Cost: 118,251 X 1.283
Estimated T.C.V: 151,716

(16) Porches/Decks

Area	Type
35	WCP (1 Story)
372	4in Concrete
495	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,152			
			Total:	137,109	79,523	
Other Additions/Adjustments						
Porches						
WCP (1 Story)			35	2,306	1,337	
4in Concrete			372	2,734	1,586	
Deck						
Treated Wood			495	7,326	4,249	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			960	29,011	22,629	*7
Water/Sewer						
Public Sewer			1	1,326	769	
Water Well, 150 Feet			1	8,359	4,848	
Fireplaces						
Exterior 1 Story			1	5,707	3,310	
			Totals:	193,878	118,251	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 151,716

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
X	Insulation		

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 240
Total Base New : 27,001 E.C.F.
Total Depr Cost: 16,200 X 1.283
Estimated T.C.V: 20,785

(16) Porches/Decks

Area	Type
48	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 240 SF Floor Area = 240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Description	Size	Cost New	Depr. Cost
Add for Electrical	240	1,608	965
Other Additions/Adjustments			
Porches			
WCP (1 Story)	48	2,469	1,481
Water/Sewer			
Public Sewer	1	1,326	796
Totals:		27,001	16,200

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 20,785

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WINSLOW ROSS J TRUST	WALKER KEVIN J & KRYSTAL E	203,000	06/05/2025	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
AULTMAN LOIS	WINSLOW ROSS J TRUST	185,000	05/28/2021	WD	03-ARM'S LENGTH	1176:2662	PROPERTY TRANSFER	100.0

Property Address
217 LONG POINT

Owner's Name/Address
WALKER KEVIN J & KRYSTAL E
18546 SABINE DR
MACOMB MI 48042

Tax Description
L-213 P-43 234 LOT 22 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	161.65	1.0000	1.0151	3400	100		138,050
40 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	138,050

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	30	25	116
D/W/P: 3.5 Concrete	6.16	200	23	283
Wood Frame	29.96	72	48	1,035
Total Estimated Land Improvements True Cash Value =				1,434

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	69,000	37,800	106,800			79,680C
2024	65,000	36,900	101,900			77,285C
2023	56,800	28,200	85,000			73,605C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 525 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 525
Total Base New : 83,019 E.C.F.
Total Depr Cost: 53,677 X 1.283
Estimated T.C.V: 68,868

(16) Porches/Decks

Area	Type
72	CPP
212	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 525 SF Floor Area = 525 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	525			
			Total:	66,940	43,511	
Other Additions/Adjustments						
Porches						
CPP			72	1,475	959	
Deck						
Treated Wood			212	4,204	2,733	
Treated Wood			16	715	179	*2
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
			Totals:	83,019	53,677	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 68,868

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOLD KARL A & DIANE S TRUS	NOLD KARL A & DIANE S	0	10/23/2020	QC	21-NOT USED/OTHER	1174:1089	PROPERTY TRANSFER	0.0
NOLD KARL A & DIANE S	NOLD KARL A & DIANE S TRUS	0	06/21/2019	WD	21-NOT USED/OTHER	1169:1948	PROPERTY TRANSFER	0.0

Property Address

237 LONG POINT

Owner's Name/Address

NOLD KARL A & DIANE S
1279 SPLIT ROCK
MIDLAND MI 48642

Tax Description

L-605 P-536 234 LOT 23 LAKE POINT SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. New Construction	06/15/2020	PB20-0120	COMPLETE
Demolish	06/12/2020	PB20-0119	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	612	94	3,785
Total Estimated Land Improvements True Cash Value =				3,785

Work Description for Permit PB20-0120, Issued 06/15/2020: ONE STORY RESIDENTIAL DWELLING - ATTACHED BREEZE AND ATTACHED GARAGE; HOUSE 28' X 52' = 1,456, BREEZE 6' X 28' - 168, GARAGE 24' X 28' = 672; TOTAL SQ FT 2,296; LAKE TOWNSHIP LAND USE PERMIT 4276; ROSCOMMON SOIL EROSION PERMIT 3839; HOUGHTON LAKE SEWER AUTHORITY RECONNECT R-7832, CENTRAL MICHIGAN DISTRICT HEALTH DEPARTMENT WELL PERMIT JPHS-BMVL7Y **NOTE: MINIMUM DECKS OR LANDINGS REQUIRED AT
Work Description for Permit PB20-0119, Issued 06/12/2020: DEMO RESIDENTIAL DWELLING, 28' X 52' = 1,456 SQ FT; AND GARAGE 28' X 30' = 840 SQ FT; TOTAL SQ FT 2,296; LAKE TOWNSHIP LAND USE PERMIT 4277; ROSCOMMON COUNTY SOIL EROSION PERMIT 3839; HOUGHTN LAKE SEWER AUTHORITY DISCONNECT PERMIT D-787. WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND BUST BE APPROVED BY THE HEALTH DEPARTMENT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	155,000	223,000			139,891C
2024	64,000	148,400	212,400			135,685C
2023	56,000	119,500	175,500			129,224C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2020	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 3
Floor Area: 1,456
Total Base New : 240,085 E.C.F.
Total Depr Cost: 232,885 X 1.283
Estimated T.C.V: 298,791

(16) Porches/Decks

Area	Type
392	Composite

(17) Garage

Year Built: 2020
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2020
(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	191,653	185,905
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,507
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			840	29,182	28,307
Common Wall: 1 Wall			1	-2,219	-2,152
Water/Sewer					
Public Sewer			1	1,494	1,449
Water Well, 150 Feet			1	8,594	8,336
Deck					
Composite			392	6,735	6,533
			Totals:	240,085	232,885

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 298,791

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EGLINTON BRIAN J & NATALIE	EGLINTON NATALIE E & BRIAN	0	05/18/2022	QC	15-LADY BIRD	1181:593	PROPERTY TRANSFER	0.0
ROMBALSKI CHERYL A & BRIAN	EGLINTON BRIAN J & NATALIE	220,000	06/10/2016	WD	03-ARM'S LENGTH	1159-0618	PROPERTY TRANSFER	100.0
CAMPBELL BEVERLY M	ROMBALSKI, CHERYL & BRIAN	195,000	09/23/2010	WD	03-ARM'S LENGTH	1097/2276	OTHER	100.0

Property Address

239 LONG POINT

Owner's Name/Address

EGLINTON NATALIE E & BRIAN J [LE]
1320 PALMER ST
PLYMOUTH MI 48170

Tax Description

L-778 P-17 234 LOT 24 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1003	73	4,818
D/W/P: Brick on Sand	18.02	113	73	1,486
Total Estimated Land Improvements True Cash Value =				6,304

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	100,700	168,700			93,230C
2024	64,000	96,200	160,200			90,427C
2023	56,000	76,200	132,200			86,121C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1240 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,340
Total Base New : 202,082 E.C.F.
Total Depr Cost: 147,521 X 1.283
Estimated T.C.V: 189,269

(16) Porches/Decks

Area	Type
36	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1340 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
1.25 Story	Siding	Slab	400		
1 Story	Siding	Slab	280		
			Total:	164,835	120,329
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,392
Porches					
CCP (1 Story)			36	1,157	845
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	23,575	17,210
Common Wall: 1 Wall			1	-2,219	-1,620
Water/Sewer					
Public Sewer			1	1,494	1,091
Water Well, 150 Feet			1	8,594	6,274
			Totals:	202,082	147,521

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 189,269

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LETOURNEAU POLLY J	SEXTON JENNIFER A	0	12/17/2024	QC	09-FAMILY	1188:2673	DEED	0.0
JOHNSON RICHARD F SR		0	04/28/2022	OTH	07-DEATH CERTIFICATE	1189:450	OTHER	0.0
JOHNSON PATRICIA A		0	06/13/2014	OTH	07-DEATH CERTIFICATE	1141-1900	PROPERTY TRANSFER	0.0
JOHNSON RICHARD F SR & PAT	JOHNSON RICHARD F SR & PAT	0	09/05/2001	QC	15-LADY BIRD	0941:1643	DEED	0.0

Property Address

251 LONG POINT

Owner's Name/Address

SEXTON JENNIFER A
13460 CENTER RD
BATH MI 48808

Tax Description

L-941 P-1643 (L-445 P-104) 234 LOT 25
LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.93	96	48	734
Total Estimated Land Improvements True Cash Value =				734

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	55,600	123,600			76,321C
2024	64,000	53,000	117,000			74,027C
2023	56,000	43,100	99,100			70,502C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 928 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 928
Total Base New : 132,521 E.C.F.
Total Depr Cost: 83,486 X 1.283
Estimated T.C.V: 107,113

(16) Porches/Decks

Area	Type
80	4in Concrete
64	Treated Wood
80	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 928 SF Floor Area = 928 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	320		
1+ Story	Siding	Crawl Space	480		
1 Story	Siding	Crawl Space	128		
			Total:	113,186	71,307
Other Additions/Adjustments					
Deck					
Treated Wood			64	1,980	1,247
w/Roof (Roof portion)			80	1,375	866
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Exterior 1 Story			1	5,707	3,595
Porches					
4in Concrete			80	588	370
			Totals:	132,521	83,486

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 107,113

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KORNEY J DOUGLAS ETAL	KORNEY J DOUGLAS TRUST	0	09/22/2017	WD	21-NOT USED/OTHER	1163:1944	PROPERTY TRANSFER	0.0
KORNEY DOUGLAS J	KORNEY DOUGLAS J	0	05/12/2008	WD	21-NOT USED/OTHER	1073-977	PROPERTY TRANSFER	0.0

Property Address
263 LONG POINT

Owner's Name/Address
KORNEY J DOUGLAS TRUST
4046 HANOVER CT
WEST BLOOMFIELD MI 48323

Tax Description
234 L-523 P-162 LOT 26 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	17.42	80	48	669
Total Estimated Land Improvements True Cash Value =				669

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	49,700	117,700			69,031C
2024	64,000	47,500	111,500			66,956C
2023	56,000	37,800	93,800			63,768C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 780 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 780
Total Base New : 118,400 E.C.F.
Total Depr Cost: 74,590 X 1.283
Estimated T.C.V: 95,699

(16) Porches/Decks

Area	Type
60	Treated Wood
150	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	480		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Crawl Space	140		
			Total:	97,745	61,579

Other Additions/Adjustments

Deck			
Treated Wood	60	1,913	1,205
Treated Wood	150	3,350	2,110
Water/Sewer			
Public Sewer	1	1,326	835
Water Well, 150 Feet	1	8,359	5,266
Fireplaces			
Exterior 1 Story	1	5,707	3,595
	Totals:	118,400	74,590

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 95,699

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARBER JOHN A & SALLY M	BARBER JOHN A TRUST	0	10/21/2016	WD	21-NOT USED/OTHER	1160-1716	PROPERTY TRANSFER	0.0
		215,000	05/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
271 LONG POINT

Owner's Name/Address
BARBER JOHN A TRUST
1112 ELK CIRCLE
SANFORD MI 48657

Tax Description
L-882 P-62 (L-290 P-143) 234 LOT 27 LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	4190	73	18,841
Fencing: Wire Mesh, #9	3.74	70	73	191
Total Estimated Land Improvements True Cash Value =				19,032

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	97,600	165,600			92,749C
2024	64,000	93,700	157,700			89,961C
2023	56,000	76,300	132,300			85,678C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1152 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 1,152
Total Base New : 183,318 E.C.F.
Total Depr Cost: 133,822 X 1.283
Estimated T.C.V: 171,694

(16) Porches/Decks

Area	Type
264	Treated Wood
16	Treated Wood
144	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,152		
			Total:	137,109	100,089
Other Additions/Adjustments					
Deck					
Treated Wood			264	4,860	3,548
Treated Wood			16	715	522
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	17,784
Common Wall: 1 Wall			1	-2,045	-1,493
Water/Sewer					
Public Sewer			1	1,326	968
Water Well, 150 Feet			1	8,359	6,102
Breezeways					
Frame Wall			144	8,633	6,302
			Totals:	183,318	133,822

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 171,694

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		105,000	06/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

279 LONG POINT

Owner's Name/Address

EMMONS DAVID C & MERRIE J
TRUST 11/6/07
279 LONG PT DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-796 P-323 LOT 28 LAKE POINT SUBD.
279 LONG PT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/04/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
QT	11/12/2018	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1494	72	7,078
Wood Frame	39.24	40	72	1,130
Total Estimated Land Improvements True Cash Value =				8,208

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	191,500	259,500			138,070C
2024	64,000	183,100	247,100			133,919C
2023	56,000	148,400	204,400			127,542C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1502 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 23
Floor Area: 2,669
Total Base New : 371,074 E.C.F.
Total Depr Cost: 285,691 X 1.283
Estimated T.C.V: 366,542

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
300	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1502 SF Floor Area = 2669 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,502		
0.5 Story	Siding	Overhang	832		
			Total:	315,696	243,052

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,577
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	832	28,970	22,307
Common Wall: 1 Wall	1	-2,219	-1,709
Water/Sewer			
Public Sewer	1	1,494	1,150
Water Well, 150 Feet	1	8,594	6,617
Fireplaces			
Direct-Vented Gas	1	3,021	2,326
Porches			
CCP (1 Story)	24	1,208	930
Deck			
Composite	300	5,664	4,361
Local Cost Items			
STAND BY GENERATOR	1	4,000	3,080
	Totals:	371,074	285,691

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 366,542

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
285 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SCHUMACHER CHRISTINE TRUST 16090 KINROSS AVE BEVERLY HILLS MI 48025	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-862 P-569 (L-374 P-254) 234 285 LONG POINT DR LOT 29 LAKE POINT SUBD.

Comments/Influences

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	844	48	2,666
Wood Frame	32.30	80	73	1,886
Total Estimated Land Improvements True Cash Value =				4,552

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	82,700	150,700			82,813C
2024	64,000	78,800	142,800			80,323C
2023	56,000	64,000	120,000			76,499C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 960
Total Base New : 178,277 E.C.F.
Total Depr Cost: 121,229 X 1.283
Estimated T.C.V: 155,537

(16) Porches/Decks

Area	Type
288	Treated Wood
66	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	768		
			Total:	122,363	83,207
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Deck					
Treated Wood			288	5,262	3,578
Treated Wood			66	2,057	1,399
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	27,348	18,597
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Exterior 1 Story			1	6,513	4,429
			Totals:	178,277	121,229

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 155,537

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARTON DIANE	ORIANI PHILLIP A	112,000	09/09/2016	WD	03-ARM'S LENGTH	1160-0341	PROPERTY TRANSFER	100.0

Property Address

293 LONG POINT

Owner's Name/Address

ORIANI PHILLIP A
472 BONNIE BRIER
BIRMINGHAM MI 48009

Tax Description

L-633 P-534 234 LOT 30 LAKE POINT

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	0	68,000			48,527C
2024	64,000	0	64,000			47,068C
2023	56,000	0	56,000			44,827C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

ROSCOMMON CO ROAD COMMISSION
820 E WEST BRANCH RD
PRUDENVILLE MI 48651

Tax Description

234 COM AT SW COR OF LOT 31 TH N 60 DEG 33'E23.55 FT TH N 12 DEG 40'W 80.85 FT TH S 1 DEG 40'W 90.5 FT TO POB PART OF LOT 31 LAKE POINT SUBD.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

QT 04/07/2023 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-280-031-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROWLEY SEAN	HOUGHTON HAVEN, LLC	0	09/16/2013	QC	21-NOT USED/OTHER	1132/2077	OTHER	0.0
SEIDELL JAMES D & MARKEY M	CROWLEY SEAN	219,000	09/13/2013	WD	03-ARM'S LENGTH	1132/1587	OTHER	100.0
SEIDELL HERBERT D & HELEN	SEIDELL, HERBERT, MARKEY,	0	01/16/2009	WD	09-FAMILY	1079/2499	OTHER	0.0

Property Address

315 LONG POINT

Owner's Name/Address

HOUGHTON HAVEN LLC
120 E SOUTH ST
WORTHINGTON OH 43085

Tax Description

L-498 P-359 234 BEG AT NE COR OF LOT 31 TH SW'LY ALONG LAKE SHORE DR 32 FT TH S 12 DEG 40'E TO SH OF HOUGHTON LAKE TH NE'LY ALONG SH 62.05 FT TH N'LY ON LOT LINE TO POB PART OF LOT 31 & PART OF FORMER KEITH STLAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative (6,800 MCL 211.

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/29/2019	PB19-0393	COMPLETE
MISC	08/21/2015	PB15-0218	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	11/16/2017	INSPECTED
CSZ	01/27/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	62.00	150.00	1.0000	1.0000	3400	100		210,800
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	210,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1256	50	3,868
Wood Frame	24.89	120	46	1,374
Wood Frame	34.90	36	21	264
Total Estimated Land Improvements True Cash Value =				5,506

Work Description for Permit PB19-0393, Issued 10/29/2019: REROOF
Work Description for Permit PB15-0218, Issued 08/21/2015: REROOF & REMOVE CHIMNEY - REPLACING WITH FRENCH DOORS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	105,400	102,700	208,100			123,899C
2024	99,200	98,700	197,900			120,174C
2023	86,800	76,800	163,600			114,452C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1010 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,010
Total Base New : 158,758 E.C.F.
Total Depr Cost: 107,956 X 1.283
Estimated T.C.V: 138,508

(16) Porches/Decks

Area	Type
249	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1010 SF Floor Area = 1010 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,010		
			Total:	118,956	80,890
Other Additions/Adjustments					
Exterior					
Brick Veneer			136	2,150	1,462
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	11,855
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Exterior 1 Story			1	5,707	3,881
Deck					
Composite			249	4,826	3,282
			Totals:	158,758	107,956

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 138,508

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 536 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 39
Floor Area: 536
Total Base New : 80,769 E.C.F.
Total Depr Cost: 49,269 X 1.283
Estimated T.C.V: 63,212

(16) Porches/Decks

Area	Type
304	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 536 SF Floor Area = 536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	536		
			Total:	64,687	39,459
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			304	14,756	9,001
Water/Sewer					
Public Sewer			1	1,326	809
			Totals:	80,769	49,269

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 63,212

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status
LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Tax Description

234 BEG AT NE COR OF LOT 1 TH S 57 DEG 37'W 32 FT TH S 13 DEG E 108.5 FT TH N 1 DEG 10'E 122.8 FT TO POB PART OF LOT 1 1ST ADD TO LAKE POINT.

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-001-5010 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
325 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
PETERSON TIMOTHY 1121 FOX CORT OXFORD MI 48371	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	47.00	147.71	1.0000	0.9969	3400	100		159,309
47 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	159,309

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	1318	50	3,809
Wood Frame	22.19	120	25	666
Total Estimated Land Improvements True Cash Value =				4,475

Tax Description

L1146/P422 L1103/P1334 L1081/P521 BEING A PART OF LOT 1 & 2 & KEITH ST OF THE PLAT OF FIRST ADDITION TO LAKE POINT SUB LOCATED IN GOVT LOT 1, SEC 23 DESC AS COM AT THE NE COR OF SD LOT 1 TH S 57 DEG 37' 00" W ALG LONG POINT DR 31.83 FT FOR THE POB; TH S 13 DEG 03' 21" E 149.03 FT TO THE SHORE OF HOUGHTON LAKE; TH S 55 DEG 14' 59" W ALG SD SHORE 50.13 FT; TH N 23 DEG 50' 09" W 144.31 FT; TH N 57 DEG 37' 00" E ALG SD STREET 77.97 FT TO POB SEC 23 T23N R4W SPLIT/COMBINED ON 02/21/2015 FROM 006-281-001-5000, 006-281-002-0000;

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	79,700	75,100	154,800			89,675C
2024	75,000	71,700	146,700			86,979C
2023	65,600	58,100	123,700			82,838C

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: LOG 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1020 S.F.
Slab: 136 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 47
Floor Area: 1,156
Total Base New : 179,344 E.C.F.
Total Depr Cost: 109,403 X 1.283
Estimated T.C.V: 140,364

(16) Porches/Decks

Area	Type
60	Treated Wood

(17) Garage

Year Built: 2011
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1020
% Good: 88
Storage Area: 510
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1156 SF Floor Area = 1156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,020			
1 Story	Siding	Slab	136			
			Total:	122,199	64,764	
Other Additions/Adjustments						
Deck						
Treated Wood			60	1,873	993	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1020	33,997	29,917	*8
Storage Over Garage			510	7,007	6,166	
Water/Sewer						
Public Sewer			1	1,175	623	
Water Well, 150 Feet			1	8,124	4,306	
Fireplaces						
Exterior 1 Story			1	4,969	2,634	
			Totals:	179,344	109,403	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 140,364

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-002-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEPPER DAVID R & MARGARET	DAVIES BRITT & LINDA	510,000	10/25/2023	WD	03-ARM'S LENGTH	1185:1851	PROPERTY TRANSFER	100.0
LEPPER DAVID R & MARGARET	LEPPER DAVID R & MARGARET	0	02/17/2017	QC	21-NOT USED/OTHER	1161:1143	PROPERTY TRANSFER	0.0

Property Address

335 LONG POINT

Owner's Name/Address

DAVIES BRITT & LINDA
335 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L1146/P423 L1124/P2273 L532/P260 234 BEING A PART OF LOT 2 AND LOT 1 OF THE PLAT OF FIRST ADDITION TO LAKE POINT SUB LOCATED IN GOVT LOT 1 AND DESC AS COM AT THE NE COR OF SD LOT 1; TH S 57 DEG 37' 00" W ALG LONG POINT DR 109.77 FT TO THE POB TH S 23 DEG 50' 09" E 144.31 FT TO THE SHORE OF HOUGHTON LAKE; TH S 55 DEG 14' 59" W ALG SD SHORE 54.91 FT; TH N 32 DEG 25' 55" W ALG LOT LINE 144.94 FT; TH N 57 DEG 37' 00" E ALG SD ST 76.43 FT TO POB SEC 23 T23N R4W SPLIT/COMBINED ON 02/21/2015 FROM 006-281-001-5000, 006-281-002-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/25/2023
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	05/16/2014	1456	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/14/2023	INSPECTED
MH	07/10/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	161.00	1.0000	1.0143	3400	100		172,423
50 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	172,423

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2242	73	10,769
Total Estimated Land Improvements True Cash Value =				10,769

Work Description for Permit 1456, Issued 05/16/2014: 16*40 ADDITION & 24*30 ATT GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,200	155,000	241,200			236,614C
2024	81,100	148,400	229,500			229,500S
2023	71,000	113,400	184,400			108,713C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2014

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1600 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 1,600
Total Base New : 267,512 E.C.F.
Total Depr Cost: 227,505 X 1.283
Estimated T.C.V: 291,889

(16) Porches/Decks

Area	Type
168	4in Concrete
80	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1104
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1600 SF Floor Area = 1600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,600			
			Total:	202,099	171,784	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,949	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1 Wall			1	-2,219	-1,886	
Base Cost			1104	35,505	30,179	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
Fireplaces						
Exterior 1 Story			1	6,513	5,536	
Porches						
4in Concrete			168	1,374	1,168	
Breezeways						
Frame Wall			80	5,506	4,680	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	267,512	227,505	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 291,889

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOWALSKI FAMILY TRUST	ORLANDO STEVEN & MICHELLE	433,000	10/25/2024	WD	03-ARM'S LENGTH	1188:1673	PROPERTY TRANSFER	100.0
KOWALSKI HELEN D TRUST	KOWALSKI JEFFREY J TRUSTEE	0	08/28/2015	QC	09-FAMILY	1153-395	PROPERTY TRANSFER	0.0
KOWALSKI HELEN D	KOWALSKI JEFFREY J TRUST	0	08/28/2005	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
		247,000	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

345 LONG POINT

Owner's Name/Address

ORLANDO STEVEN & MICHELLE
345 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-991 P-2283 (L-777 P-85) 234 345 LONG POINT DR LOT 3 1ST ADD TO LAKE POINT SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	150	73	721
Total Estimated Land Improvements True Cash Value =				721

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	96,000	164,000			164,000S
2024	64,000	71,400	135,400			81,478C
2023	56,000	57,200	113,200			77,599C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 696 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 19
Floor Area: 1,044
Total Base New : 174,204 E.C.F.
Total Depr Cost: 141,104 X 1.283
Estimated T.C.V: 181,036

(16) Porches/Decks

Area	Type
384	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 696 SF Floor Area = 1044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	696		
			Total:	125,682	101,802
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,763
Porches					
WSEP (1 Story)			384	17,380	14,078
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	16,408	13,290
Water/Sewer					
Public Sewer			1	1,494	1,210
Water Well, 150 Feet			1	8,594	6,961
			Totals:	174,204	141,104

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 181,036

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
355 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BEECH DAVID W & PATRICIA A TRUST 6/13/07 41455 HAGGERTY WOODS CT CANTON MI 48187	2026 Est TCV Tentative					

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Tax Description

234 L-683 P-165-166 LOT 4 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	200	73	899
Total Estimated Land Improvements True Cash Value =				899

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	59,900	127,900			73,140C
2024	64,000	57,200	121,200			70,941C
2023	56,000	45,700	101,700			67,563C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 864
Total Base New : 136,850 E.C.F.
Total Depr Cost: 87,093 X 1.283
Estimated T.C.V: 111,740

(16) Porches/Decks

Area	Type
326	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	864			
			Total:	103,873	65,440	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	17,434	10,983	
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Deck						
Composite			326	5,858	4,569	*7
			Totals:	136,850	87,093	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 111,740

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERCANDANTE JOHN (GIOVANNI	MERCADANTE GIOVANNI TRUST	0	02/25/2018	QC	21-NOT USED/OTHER	1167:2595	DEED	0.0
STEVENS CHARLES	MERCANDANTE, JOHN	109,000	08/20/2010	SD	10-FORECLOSURE	1096/603	OTHER	100.0

Property Address

357 LONG POINT

Owner's Name/Address

MERCADANTE GIOVANNI TRUST
29800 GROESBECK HWY
ROSEVILLE MI 48066

Tax Description

L-880 P-697 (L-622 P-83) 234 357 LONG POINT DR 48629 LOT 5 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/02/2019	PB19-0192	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
KH	10/30/2019	INSPECTED
MH	07/10/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	260	48	769
D/W/P: 3.5 Concrete	6.16	36	23	51
Wood Frame/Conc.	34.88	80	48	1,339
Total Estimated Land Improvements True Cash Value =				2,159

Work Description for Permit PB19-0192, Issued 07/02/2019: RESIDENTIAL EXTERIOR TREATED DECK-OPEN 8 X 15 = 120; 10 X 19 = 190 = 310 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4238 ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 7/1/19

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	57,400	125,400			74,019C
2024	64,000	54,800	118,800			71,794C
2023	56,000	43,900	99,900			68,376C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 792 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 792
Total Base New : 133,201 E.C.F.
Total Depr Cost: 85,432 X 1.283
Estimated T.C.V: 109,609

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
280	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	792			
			Total:	96,267	60,649	
Other Additions/Adjustments						
Deck						
Treated Wood			280	5,051	4,697	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			400	15,360	9,677	
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Fireplaces						
Exterior 1 Story			1	5,707	3,595	
Porches						
CCP (1 Story)			24	1,131	713	
			Totals:	133,201	85,432	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 109,609

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JURY FRANCES M ESTATE	JURY TRUST & KANITZ ERIN &	0	05/21/2024	OTH	21-NOT USED/OTHER	1187:1468	PROPERTY TRANSFER	50.0
JURY WILLIAM G ESTATE	JURY WILLIAM G & LINDA J F	0	03/22/2023	OTH	14-INTO/OUT OF TRUST	1184:472	PROPERTY TRANSFER	0.0
JURY WILLIAM G		0	08/15/2020	OTH	07-DEATH CERTIFICATE	1184:471	OTHER	0.0
JURY FRANCES H		0	12/08/2010	OTH	07-DEATH CERTIFICATE	1169:2128	OTHER	0.0

Property Address

365 LONG POINT

Owner's Name/Address

JURY WILLIAM G & LINDA J TRUST &
KANITZ ERIN & FLETCHTNER ELISE
4436 N PROSPECT AVE
SHOREWOOD WI 53211-1773

Tax Description

L-422 P-464 234 LOTS 6 & 7 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	05/31/2018	PB18-0113	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	120	23	429
D/W/P: 3.5 Concrete	6.16	636	48	1,881
Total Estimated Land Improvements True Cash Value =				2,310

Work Description for Permit PB18-0113, Issued 05/31/2018: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	81,200	217,200			175,316C
2024	128,000	77,300	205,300			129,420C
2023	112,000	62,200	174,200			123,258C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,280
Total Base New : 189,835 E.C.F.
Total Depr Cost: 119,595 X 1.283
Estimated T.C.V: 153,440

(16) Porches/Decks

Area	Type
16	CCP (1 Story)
60	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,280		
			Total:	145,972	91,962
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,432
Porches					
CCP (1 Story)			60	1,630	1,027
CCP (1 Story)			16	754	475
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	22,227	14,003
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Exterior 1 Story			1	5,707	3,595
			Totals:	189,835	119,595

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 153,440

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAIER TERRY & MARGARET	RICHARDS, GORDON	130,000	09/29/2008	WD	03-ARM'S LENGTH	1078/74	OTHER	100.0

Property Address

375 LONG POINT

Owner's Name/Address

RICHARDS GORDON C
6766 BROOKSHIRE
CANTON MI 48187

Tax Description

L-991 P-1839 (L-741 P-163) 234 375 LONG POINT DR LOT 8 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	802	48	2,371
Total Estimated Land Improvements True Cash Value =				2,371

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	73,800	141,800			86,922C
2024	64,000	70,500	134,500			84,309C
2023	56,000	56,600	112,600			80,295C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,040
Total Base New : 161,835 E.C.F.
Total Depr Cost: 110,048 X 1.283
Estimated T.C.V: 141,192

(16) Porches/Decks

Area	Type
260	Treated Wood
35	Treated Wood
20	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	122,017	82,971
Other Additions/Adjustments					
Deck					
Treated Wood			260	4,810	3,271
Treated Wood			35	1,453	988
w/Roof (Roof portion)			20	414	282
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			728	23,456	15,950
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
			Totals:	161,835	110,048

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 141,192

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANTOR FAMILY TRUST 5/19/0	HALL, WILLIAM & BARBARA	150,000	10/05/2007	WD	03-ARM'S LENGTH	1066/84	OTHER	100.0

Property Address

385 LONG POINT

Owner's Name/Address

HALL WILLIAM L & BARBARA J TRUST
PO BOX 70087
LANSING MI 48908

Tax Description

L-1044 P-2599 (L-969P-1906&L-600P-39) 234 LOT 9 1ST ADD TO LAKE POINT SUBD 385 LONG POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	41.00	150.00	1.0000	1.0000	3400	100		139,400
41 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	139,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	80	23	530
Fencing: Wire Mesh, #11	3.21	200	48	308
D/W/P: 3.5 Concrete	6.16	124	48	367
Total Estimated Land Improvements True Cash Value =				1,205

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	69,700	40,200	109,900			64,790C
2024	65,600	38,300	103,900			62,842C
2023	57,400	30,500	87,900			59,850C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 432 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 432
Total Base New : 98,883 E.C.F.
Total Depr Cost: 60,841 X 1.283
Estimated T.C.V: 78,059

(16) Porches/Decks

Area	Type
162	CGEP (1 Story)
6	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 432 SF Floor Area = 432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	432			
			Total:	56,157	32,570	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			162	9,503	5,512	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	23,270	16,987	*7
Water/Sewer						
Public Sewer			1	1,326	769	
Water Well, 150 Feet			1	8,359	4,848	
Deck						
Treated Wood			6	268	155	
			Totals:	98,883	60,841	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 78,059

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAFFERTY THOMAS E & CONNIE	LAFFERTY THOMAS E & CONNIE	0	07/05/2024	WD	15-LADY BIRD	1187:2668	DEED	0.0
		96,000	09/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

395 LONG POINT

Owner's Name/Address

LAFFERTY THOMAS E & CONNIE S [LE]
4313 RIDGEWOOD DR
YPSILANTI MI 48197

Tax Description

L-679 P-561 234 395 LONG PT DR 48629 LOT 10 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	44.00	150.00	1.0000	1.0000	3400	100		149,600
44 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	149,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	258	48	763
Wood Frame/Conc.	29.57	160	48	2,271
Total Estimated Land Improvements True Cash Value =				3,034

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	74,800	66,400	141,200			81,754C
2024	70,400	63,400	133,800			79,296C
2023	61,600	50,800	112,400			75,520C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 819 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 819
Total Base New : 155,112 E.C.F.
Total Depr Cost: 100,520 X 1.283
Estimated T.C.V: 128,967

(16) Porches/Decks

Area	Type
170	WCP (1 Story)
333	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 76
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 819 SF Floor Area = 819 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Crawl Space	819			
			Total:	103,782	65,383	
Other Additions/Adjustments						
Porches						
WCP (1 Story)			170	6,472	4,077	
Deck						
Treated Wood			333	5,658	3,565	
Treated Wood			36	1,476	369	*2
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			832	25,850	19,646	*7
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Fireplaces						
Prefab 1 Story			1	2,189	1,379	
			Totals:	155,112	100,520	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 128,967

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERGER BLANCHE G	MILLER, RONALD & DIANE	1	06/23/2008	WD	21-NOT USED/OTHER	1073/989	OTHER	100.0

Property Address

405 LONG POINT

Owner's Name/Address

MILLER RONALD C & DIANE K
1417 SUPERIOR DR
SAINT JOHNS MI 48879

Tax Description

234 L-844 P-465 (L-732 P-540) LOT 11 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/23/2013	13199	COMPLETE
ADDITION	10/09/2009	305	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	12/02/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	44.00	150.00	1.0000	1.0000	3400	100		149,600
44 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	149,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	580	73	2,608
Total Estimated Land Improvements True Cash Value =				2,608

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	74,800	95,300	170,100			92,871C
2024	70,400	91,100	161,500			90,079C
2023	61,600	73,300	134,900			85,790C

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*** Information herein deemed reliable but not guaranteed***

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

(1) Exterior
- X Wood/Shingle
- X Aluminum/Vinyl
- Brick
- Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

- Wood Sash
- Metal Sash
- X Vinyl Sash
- X Double Hung
- X Horiz. Slide
- X Casement
- Double Glass
- X Patio Doors
- Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- Concrete Floor

(9) Basement Finish
- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

- X Forced Air w/o Ducts
- Forced Air w/ Ducts
- Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- Forced Heat & Cool
- Heat Pump
- No Heating/Cooling

- Central Air
- Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing
- 1 Average Fixture(s)
- 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

(14) Water/Sewer
- 1 Public Water
- 1 Public Sewer
- 1 Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

(15) Built-ins
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

(15) Fireplaces
- Interior 1 Story
- Interior 2 Story
- 2nd/Same Stack
- Two Sided
- 1 Exterior 1 Story
- Exterior 2 Story
- Prefab 1 Story
- Prefab 2 Story
- Heat Circulator
- Raised Hearth
- Wood Stove
- Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,300
Total Base New : 198,095 E.C.F.
Total Depr Cost: 141,153 X 1.283
Estimated T.C.V: 181,099

(16) Porches/Decks

Area	Type
224	Composite
72	Composite

(17) Garage

Year Built: 2013
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 88
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,300			
			Total:	147,926	100,591	
Other Additions/Adjustments						
Exterior						
Stone Veneer			68	2,324	1,580	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			660	24,578	21,629	*8
Water/Sewer						
Public Sewer			1	1,326	902	
Water Well, 150 Feet			1	8,359	5,684	
Fireplaces						
Exterior 1 Story			1	5,707	3,881	
Deck						
Composite			224	4,444	3,866	*8
Composite w/Roof (Deck Portion)			72	2,177	1,916	*8
Composite w/Roof (Roof portion)			72	1,254	1,104	
			Totals:	198,095	141,153	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 181,099

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAUGHERTY BERNICE	WILLIAMS, SUSAN & LARRY	0	07/19/2010	QC	21-NOT USED/OTHER	1094/2592	OTHER	33.0

Property Address

407 LONG POINT

Owner's Name/Address

WILLIAMS SUSAN C & LARRY R
BOLBRUGGE SHELLEY
407 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-428 P-188 234 LOT 12 1ST ADD TO LAKE POINT SUBD. 407 LONG PT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/19/2010
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/27/2023	PB23-0111	COMPLETE
ADDITION	03/23/2007	PB07-0021	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	43.00	150.00	1.0000	1.0000	3400	100		146,200
43 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	146,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	36.56	16	75	439
D/W/P: 3.5 Concrete	6.16	1622	73	7,294
Total Estimated Land Improvements True Cash Value =				7,733

Work Description for Permit PB23-0111, Issued 04/27/2023: REROOF *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED FAX 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	73,100	92,100	165,200			90,765C
2024	68,800	88,000	156,800			88,036C
2023	60,200	71,100	131,300			83,844C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1499 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,499
Total Base New : 213,431 E.C.F.
Total Depr Cost: 134,462 X 1.283
Estimated T.C.V: 172,515

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
25	CCP (1 Story)
136	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1499 SF Floor Area = 1499 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,499		
			Total:	172,154	108,457
Other Additions/Adjustments					
Porches					
CCP (1 Story)			25	781	492
CCP (1 Story)			24	1,131	713
Deck					
Treated Wood			136	3,147	1,983
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	21,833	13,755
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Interior 1 Story			1	4,700	2,961
			Totals:	213,431	134,462

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 172,515

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAGINAW VALLEY HOLDINGS LL	PRESTON PETER & MICHELLE	145,000	07/21/2016	WD	03-ARM'S LENGTH	1159-1839	PROPERTY TRANSFER	100.0
DURSO TIOTHY M & HEATHER L	SAGINAW VALLEY HOLDING LI	180,000	10/24/2008	WD	03-ARM'S LENGTH	1078/333	OTHER	100.0
		197,500	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

409 LONG POINT

Owner's Name/Address

PRESTON PETER & MICHELLE
5049 S ST CLAIR RD
SAINT JOHNS MI 48879

Tax Description

L-986 P-2323 (L-960P-1023&L-783P-279) 234 LOT 13 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/13/2021	PB21-0339	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	43.00	150.00	1.0000	1.0000	3400	100		146,200
43 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	146,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.54	260	73	3,139
D/W/P: 3.5 Concrete	6.16	64	50	197
D/W/P: 3.5 Concrete	6.16	24	50	74
Wood Frame	23.41	160	48	1,798
Total Estimated Land Improvements True Cash Value =				5,208

Work Description for Permit PB21-0339, Issued 09/13/2021: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	73,100	56,100	129,200			84,222C
2024	68,800	53,600	122,400			81,690C
2023	60,200	43,000	103,200			77,800C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1156 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,156
Total Base New : 139,635 E.C.F.
Total Depr Cost: 80,989 X 1.283
Estimated T.C.V: 103,909

(16) Porches/Decks

Area	Type
24	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1156 SF Floor Area = 1156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,156		
			Total:	129,454	75,084
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	769
Water Well, 150 Feet			1	8,359	4,848
Deck					
w/Roof (Roof portion)			24	496	288
			Totals:	139,635	80,989

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 103,909

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PICKETT THOMAS II	PICKETT THOMAS L II [LE] &	0	07/29/2024	OTH	15-LADY BIRD	1188:448	PROPERTY TRANSFER	0.0
DEAN JAMES A & CYNTHIA S	PICKETT THOMAS II	490,500	08/26/2021	WD	03-ARM'S LENGTH	1178:0060	PROPERTY TRANSFER	100.0

Property Address

411 LONG POINT

Owner's Name/Address

PICKETT THOMAS L II [LE] &
GUGLANI PANKAJ [LE]
12492 STONE VALLEY DR
MILFORD MI 48380

Tax Description

L-676 P-356 234 LOT 14 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	08/31/2021	DESK REVIE
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	43.00	150.00	1.0000	1.0000	3400	100		146,200
43 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	146,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2162	73	10,385
Total Estimated Land Improvements True Cash Value =				10,385

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	73,100	139,200	212,300			150,722C
2024	68,800	133,100	201,900			146,191C
2023	60,200	107,700	167,900			139,230C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable Hip Flat	X	Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 19
Floor Area: 1,664
Total Base New : 251,143 E.C.F.
Total Depr Cost: 203,426 X 1.283
Estimated T.C.V: 260,996

(16) Porches/Decks

Area	Type
324	CPP
8	CPP
48	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Hot Water
Ground Area = 832 SF Floor Area = 1664 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	832		
			Total:	199,300	161,433
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,763
Porches					
CPP			324	5,126	4,152
CCP (1 Story)			48	1,455	1,179
CPP			8	223	181
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			768	30,305	24,547
Water/Sewer					
Public Sewer			1	1,494	1,210
Water Well, 150 Feet			1	8,594	6,961
			Totals:	251,143	203,426

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 260,996

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
445 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LONG POINT LLC 7439 BOB WHITE WAY GAYLORD MI 49735	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Tax Description

234 L-1016 P-1496 (L-884P-197) LOTS 15 & 16 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	86.00	150.00	1.0000	1.0000	3400	100		292,400
86 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	292,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.24	240	48	2,793
Total Estimated Land Improvements True Cash Value =				2,793

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	146,200	125,800	272,000			159,273C
2024	137,600	120,100	257,700			154,484C
2023	120,400	96,700	217,100			147,128C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,764
Total Base New : 246,352 E.C.F.
Total Depr Cost: 187,316 X 1.283
Estimated T.C.V: 240,326

(16) Porches/Decks

Area	Type
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 50
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1764 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,008			
			Total:	207,094	161,534	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,624	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			400	17,280	8,640	*5
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
Fireplaces						
Exterior 1 Story			1	6,513	5,080	
Deck						
Treated Wood			16	731	570	
			Totals:	246,352	187,316	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 240,326

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-017-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
455 LONG POINT

Owner's Name/Address
HUBBLE GREGORY 51129 SHADYWOOD DR MACOMB MI 48226

Tax Description
L-953 P-763 (L-501 P-91) 234 LOTS 17 & 18 1ST ADD TO LAKE POINT SUBD. COMBINED ON 12/23/2020 FROM 006-281-018-0000, 006-281-017-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/21/2022	PB22-0470	COMPLETE
Garage, detached	04/30/2021	PB21-0098	COMPLETE
Res. Add/Alter/Repair	04/06/2021	PB21-0054	COMPLETE
Demolish	03/12/2021	PB21-0028	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	42.90	150.00	1.0000	1.0000	3400	100		145,860
LAKEVIEW	42.90	150.00	1.0000	1.0000	3400	100		145,860
86 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	291,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	530	48	1,674
D/W/P: 3.5 Concrete	6.58	1183	94	7,317
Wood Frame	39.24	30	48	565
Total Estimated Land Improvements True Cash Value =				9,556

Work Description for Permit PB22-0470, Issued 11/21/2022: FINAL ROUGH INSPECTION NEEDED FOR INSULATION FOR GARAGE. RELATED PERMIT PB21-0098.
Work Description for Permit PB21-0098, Issued 04/30/2021: TWO STORY DETACHED RESIDENTIAL GARAGE-FIRST FLOOR -1372 SQ FT = 2ND FLOOR 600 SQ FT = 1972 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4393; ROSCOMMON COUNTY SOIL EROSION PERMIT #3962
Work Description for Permit PB21-0054, Issued 04/06/2021: ONE-STORY RESIDENTIAL ROOFED EXTERIOR PORCH/DECK. 12 X 14 = 168 SQUARE FEET; 6 X 8 = 48 SQUARE FEET. TOTAL SQUARE FEET 216. LAKE TOWNSHIP LAND USE DATED 3/23/21 #004385. ROSCOMMON COUNTY SOIL EROSION PERMIT #3966
Work Description for Permit PB21-0028, Issued 03/12/2021: DEMOLITION OF 20 X 30 = 600 TOTAL SQ FT GARAGE & SHED LAKE TOWNSHIP LAND USE PERMIT #4374 ROSCOMMON

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	145,900	121,900	267,800			182,608C
2024	137,300	116,700	254,000			177,118C
2023	120,100	94,600	214,700			168,684C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 804 S.F.
Slab: 320 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,684
Total Base New : 250,361 E.C.F.
Total Depr Cost: 178,739 X 1.283
Estimated T.C.V: 229,322

(16) Porches/Decks

Area	Type
240	CCP (1 Story)
80	CCP (1 Story)

(17) Garage

Year Built: 2021
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1148
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1124 SF Floor Area = 1684 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	804			
1 Story	Siding	Slab	320			
0.5 Story	Siding	Overhang	1120			
			Total:	165,153	104,047	
Other Additions/Adjustments						
Exterior						
Stone Veneer			96	3,281	2,067	
Porches						
CCP (1 Story)			240	5,597	5,541	*9
CCP (1 Story)			80	2,114	2,093	*9
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Fireplaces						
Exterior 1 Story			1	5,707	3,595	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			1148	58,824	55,295	*9
			Totals:	250,361	178,739	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 229,322

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THORBURN STUART G & KATHLE	LOSEE JEFFREY & AMY	341,000	09/25/2015	WD	03-ARM'S LENGTH	1154-1900	PROPERTY TRANSFER	100.0
LYTLE GARY L	THORBURN, STUART & KATHLEE	225,000	06/27/2008	WD	03-ARM'S LENGTH	1074/134	OTHER	100.0

Property Address

467 LONG POINT

Owner's Name/Address

LOSEE JEFFREY & AMY
467 LONG POINT
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

LOSEE JEFFREY & AMY
112 WALNUT BLVD UNIT 401
ROCHESTER MI 48307

Tax Description

L-704 P-294 234 467 LONG POINT LOTS 19 & 20 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/26/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	06/08/2009	PB09-0119	COMPLETE
DEMO	04/30/2009	51	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	86.00	150.00	1.0000	1.0000	3400	100		292,400
86 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	292,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2091	83	11,420
Total Estimated Land Improvements True Cash Value =				11,420

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	146,200	121,100	267,300			168,700C
2024	137,600	115,900	253,500			163,628C
2023	120,400	93,700	214,100			155,837C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 954 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 17
Floor Area: 1,311
Total Base New : 218,577 E.C.F.
Total Depr Cost: 181,420 X 1.283
Estimated T.C.V: 232,762

(16) Porches/Decks

Area	Type
144	Composite
126	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 954 SF Floor Area = 1311 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	714		
1 Story	Siding	Crawl Space	128		
1 Story	Siding	Crawl Space	112		
			Total:	162,241	134,661

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,856
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	27,348	22,699
Water/Sewer			
Public Sewer	1	1,494	1,240
Water Well, 150 Feet	1	8,594	7,133
Fireplaces			
Direct-Vented Gas	1	3,021	2,507
Deck			
Composite w/Roof (Deck Portion)	144	3,377	2,803
Composite w/Roof (Roof portion)	144	2,543	2,111
Composite w/Roof (Deck Portion)	126	3,064	2,543
Composite w/Roof (Roof portion)	126	2,249	1,867
	Totals:	218,577	181,420

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 232,762

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLT ROBERT K	BOLT ROBERT K TRUST	0	04/07/2021	QC	14-INTO/OUT OF TRUST	1176:1892	PROPERTY TRANSFER	0.0
WITTIG CAROL FAYE TRUSTEE	BATES NANCY J [LE]	0	04/06/2021	OTH	08-ESTATE	1176:1891	PROPERTY TRANSFER	100.0
WITTIG CAROL F		0	12/25/2020	OTH	07-DEATH CERTIFICATE	1176:1995	OTHER	0.0

Property Address

475 LONG POINT

Owner's Name/Address

BATES NANCY J [LE]
BOLT ROBERT K TRUST
475 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-482 P-347 L-489 P-562 234 LOTS 21 & 22 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/06/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	10/25/2013	13262	COMPLETE
NEW RESIDENCE	/ /	132621	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
MH	07/10/2019	INSPECTED
MG	12/02/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	86.00	150.00	1.0000	1.0000	3400	100		292,400
86 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	292,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	48	75	1,111
D/W/P: 3.5 Concrete	6.58	104	50	342
D/W/P: Patio Blocks	15.61	52	25	203
Wood Frame	27.50	132	48	1,742
Wood Frame	29.53	96	48	1,361
Total Estimated Land Improvements True Cash Value =				4,759

Work Description for Permit 13262, Issued 10/25/2013: NEW HOUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	146,200	177,800	324,000			237,451C
2024	137,600	170,100	307,700			230,312C
2023	120,400	137,300	257,700			219,345C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
2014	0

Condition: Good

Room List

	Basement
7	1st Floor
4	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Hardwood
Other: Carpeted
Other:

(6) Ceilings

X	Drywall
X	Vaulted

(7) Excavation

Basement: 0 S.F.
Crawl: 1440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 10
Floor Area: 2,070
Total Base New : 297,390 E.C.F.
Total Depr Cost: 267,384 X 1.283
Estimated T.C.V: 343,054

(16) Porches/Decks

Area	Type
100	Composite
132	Composite
60	Roof Cover Onl
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 1440 SF Floor Area = 2070 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	840			
1+ Story	Siding	Crawl Space	600			
			Total:	248,471	223,623	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,181	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	18,462	16,616	
Water/Sewer						
Public Sewer			1	1,494	1,345	
Water Well, 150 Feet			1	8,594	7,735	
Fireplaces						
Prefab 1 Story			1	2,592	2,333	
Deck						
Composite w/Roof (Deck Portion)			100	2,558	2,302	
Composite w/Roof (Roof portion)			100	1,826	1,643	
Composite			132	3,172	2,855	
Treated Wood			9	411	103	*2
w/Roof (Roof portion)			60	1,164	1,048	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	
			Totals:	297,390	267,384	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 343,054

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEANEY JACQUELINE A	HEANEY JACQUELINE & ETAL	0	06/09/2023	QC	21-NOT USED/OTHER	1184:1286	DEED	0.0
FORTNEY MARILYN J TRUST	HEANEY JACQUELINE A	283,000	06/08/2023	WD	03-ARM'S LENGTH	1184:1284	PROPERTY TRANSFER	100.0
FORTNEY MARILYN J		0	03/08/2023	OTH	07-DEATH CERTIFICATE	1184:220	OTHER	0.0

Property Address

485 LONG POINT

Owner's Name/Address

HEANEY JACQUELINE & ETAL
2357 EDINGTON CT
GRAND RAPIDS MI 49508

Tax Description

L-946 P-2366 (L-276 P-80) 234 LOT 23 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	43.00	150.00	1.0000	1.0000	3400	100		146,200
43 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	146,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	498	75	2,458
D/W/P: Patio Blocks	15.61	16	50	125
Total Estimated Land Improvements True Cash Value =				2,583

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	73,100	75,600	148,700			145,371C
2024	68,800	72,200	141,000			141,000S
2023	60,200	44,800	105,000			68,149C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,118
Total Base New : 172,677 E.C.F.
Total Depr Cost: 112,238 X 1.283
Estimated T.C.V: 144,001

(16) Porches/Decks

Area	Type
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1118 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	728		
1 Story	Siding	Crawl Space	208		
			Total:	141,580	92,026

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	280	13,826	8,987
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 150 Feet	1	8,594	5,586
Fireplaces			
Exterior 1 Story	1	6,513	4,233
Porches			
CPP	24	670	435
	Totals:	172,677	112,238

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 144,001

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRIFFIN THOMAS R	PRATT STACIE & TODD	194,471	09/19/2023	WD	21-NOT USED/OTHER	1185:1037	PROPERTY TRANSFER	100.0

Property Address

497 LONG POINT

Owner's Name/Address

PRATT STACIE & TODD
5229 W RIVER RD
MOUNT PLEASANT MI 48858

Tax Description

L-587 P-620 234 497 LONG POINT DRIVE
48629LOT 24 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/14/2023	INSPECTED
MH	07/10/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	219	50	674
Wood Frame	24.60	128	73	2,299
Wood Frame	26.25	96	73	1,840
Total Estimated Land Improvements True Cash Value =				4,813

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	51,000	119,000			116,193C
2024	64,000	48,700	112,700			112,700S
2023	56,000	28,600	84,600			53,731C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 560 S.F.
Slab: 160 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 720
Total Base New : 112,650 E.C.F.
Total Depr Cost: 73,222 X 1.283
Estimated T.C.V: 93,944

(16) Porches/Decks

Area	Type
136	CGEP (1 Story)
64	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	560		
1 Story	Siding	Slab	160		
			Total:	87,970	57,180
Other Additions/Adjustments					
Exterior					
Stone Veneer			96	3,281	2,133
Porches					
CGEP (1 Story)			136	8,435	5,483
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
Fireplaces					
Wood Stove			1	2,149	1,397
Deck					
w/Roof (Roof portion)			64	1,130	734
			Totals:	112,650	73,222

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 93,944

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROPHY BRIAN M & STAR E [L	BROPHY BRIAN M & STAR E	0	06/21/2018	QC	18-LIFE ESTATE	1166:0730	PROPERTY TRANSFER	0.0
BROPHY BRIAN M & STAR	BROPHY BRIAN M & STAR E [I	0	04/14/2014	QC	18-LIFE ESTATE	1139:2460	DEED	0.0

Property Address

517 LONG POINT

Owner's Name/Address

BROPHY BRIAN M & STAR E
2841 HOLLIS DR N.E.
GRAND RAPIDS MI 49505

Tax Description

(L-971P-1112&L-937P-2572&L-761P-590) 234 L-1015 P-131 LOT 25 1ST ADD TO LAKE POINT SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	04/18/2008	PB08-0046	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	510	48	1,508
Wood Frame	26.25	96	48	1,210
Total Estimated Land Improvements True Cash Value =				2,718

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	79,400	147,400			83,080C
2024	64,000	75,600	139,600			80,582C
2023	56,000	60,800	116,800			76,745C

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*** Information herein deemed reliable but not guaranteed***

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

(1) Exterior
- X Wood/Shingle
- Aluminum/Vinyl
- Brick
- Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

- Wood Sash
- Metal Sash
- Vinyl Sash
- Double Hung
- Horiz. Slide
- Casement
- Double Glass
- Patio Doors
- Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)
- Eavestrough
- Insulation
- 0 Front Overhang
- 0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1054 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- Concrete Floor

(9) Basement Finish
- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

- Forced Air w/o Ducts
- X Forced Air w/ Ducts
- Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- Forced Heat & Cool
- Heat Pump
- No Heating/Cooling

- Central Air
- Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing
- 2 Average Fixture(s)
- 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

(14) Water/Sewer
- 1 Public Water
- 1 Public Sewer
- 1 Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

(15) Built-ins
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

(15) Fireplaces
- Interior 1 Story
- Interior 2 Story
- 2nd/Same Stack
- Two Sided
- Exterior 1 Story
- Exterior 2 Story
- Prefab 1 Story
- Prefab 2 Story
- Heat Circulator
- Raised Hearth
- Wood Stove
- Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,581
Total Base New : 187,641 E.C.F.
Total Depr Cost: 118,213 X 1.283
Estimated T.C.V: 151,667

(16) Porches/Decks

Area	Type
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1054 SF Floor Area = 1581 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,054		
			Total:	160,876	101,352
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,432
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	12,326	7,765
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Deck					
Treated Wood			20	894	563
			Totals:	187,641	118,213

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 151,667

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIS KAREN J	SPENCER GREGORY S	0	08/05/2015	QC	21-NOT USED/OTHER	1152-178	PROPERTY TRANSFER	100.0

Property Address

519 LONG POINT

Owner's Name/Address

SPENCER GREGORY S
211 QUEENS COURT
GRAND LEDGE MI 48837

Tax Description

234 L-993 P-1766 (L-720 P-456) LOT 26 1ST ADD TO LAKE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	90,200	158,200			95,511C
2024	64,000	84,600	148,600			92,640C
2023	56,000	67,800	123,800			88,229C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 13
Floor Area:
Total Base New : 189,701 E.C.F.
Total Depr Cost: 131,824 X 1.283
Estimated T.C.V: 169,130

(16) Porches/Decks

Area	Type
16	Treated Wood
16	Treated Wood
24	Treated Wood
64	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 576
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1512			
			Total:	123,819	86,673	
Other Additions/Adjustments						
42" frost-free footings, foundation			166	10,705	7,493	
Plumbing						
3 Fixture Bath			1	3,921	2,745	
Deck						
Treated Wood			64	2,145	536	*2
Treated Wood			16	772	540	
Treated Wood			16	772	540	
Treated Wood			24	1,159	811	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	19,144	
Storage Over Garage			576	7,914	5,540	
Water/Sewer						
Public Sewer			1	1,914	1,340	
Water Well, 150 Feet			1	9,232	6,462	
			Totals:	189,701	131,824	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 169,130

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WESCOTT JOHN T ESTATE	DZIKOWICZ JOE & SATTLER EI	669,900	05/02/2024	WD	03-ARM'S LENGTH	1187:423	PROPERTY TRANSFER	100.0
WESCOTT JOHN T		0	01/13/2024	OTH	07-DEATH CERTIFICATE	1187:421	OTHER	0.0

Property Address

523 LONG POINT

Owner's Name/Address

DZIKOWICZ JOE & SATTLER ELIZABETH
23665 UNDERWOOD DR
SOUTH LYON MI 48178

Tax Description

L-852 P-688 (L-843 P-683&L-265 P-610)234
LOT 27 1ST ADD TO LAKE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	05/17/2007	PB07-0112	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1614	73	7,753
D/W/P: 3.5 Concrete	6.58	48	73	231
Total Estimated Land Improvements True Cash Value =				7,984

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	182,600	250,600			250,600S
2024	64,000	174,800	238,800			126,079C
2023	56,000	141,500	197,500			120,076C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2007	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall
X	Cathedral

(7) Excavation

Basement: 0 S.F.
Crawl: 1304 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 10
Floor Area: 2,552
Total Base New : 336,273 E.C.F.
Total Depr Cost: 302,644 X 1.283
Estimated T.C.V: 388,292

(16) Porches/Decks

Area	Type
312	Composite
48	Roof Cover Onl
16	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 1304 SF Floor Area = 2552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	888		
1+ Story	Siding	Crawl Space	416		
1 Story	Siding	Overhang	48		
0.5 Story	Siding	Overhang	624		
		Total:		285,975	257,376
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,181
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	23,575	21,217
Common Wall: 1 Wall			1	-2,219	-1,997
Water/Sewer					
Public Sewer			1	1,494	1,345
Water Well, 150 Feet			1	8,594	7,735
Fireplaces					
Prefab 1 Story			1	2,592	2,333
Deck					
Composite			312	5,822	5,240
Composite			16	839	755
w/Roof (Roof portion)			48	955	859
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,600
		Totals:		336,273	302,644

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
527 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
STEINMAN DAVID M & DEBORAH 6741 ABERDEEN DRIVE DIMONDALE MI 48821	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	568	23	805
Total Estimated Land Improvements True Cash Value =				805

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-468 P-584 234 LOT 28 1ST ADD TO LAKE POINT.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	58,800	126,800			74,066C
2024	64,000	56,100	120,100			71,839C
2023	56,000	44,800	100,800			68,419C

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1004 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,004
Total Base New : 139,724 E.C.F.
Total Depr Cost: 88,025 X 1.283
Estimated T.C.V: 112,936

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 1004 SF Floor Area = 1004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,004		
			Total:	112,070	70,603
Other Additions/Adjustments					
Exterior					
Stone Veneer			48	1,641	1,034
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			352	14,179	8,933
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Wood Stove			1	2,149	1,354
			Totals:	139,724	88,025

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 112,936

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLWELL ROBERT A & BRENDA	COLWELL ROBERT A & BRENDA	0	10/10/2016	WD	09-FAMILY	1160-1166	PROPERTY TRANSFER	0.0
CILFONE NICHOLAS J & ELIZA	COLWELL, ROBERT & BRENDA	215,000	10/04/2008	WD	03-ARM'S LENGTH	1076/1296	OTHER	100.0
		175,000	06/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

531 LONG POINT

Owner's Name/Address

COLWELL ROBERT A & BRENDA R
261 CATHERINE DRIVE
OWOSSO MI 48867

Tax Description

L-755 P-175 234 LOT 29 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/17/2025	PB25-0031	COMPLETE
Res. Add/Alter/Repair	02/08/2021	PB21-0015	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1706	48	5,044
D/W/P: Patio Blocks	14.27	42	10	60
Wood Frame	28.72	80	48	1,103
Total Estimated Land Improvements True Cash Value =				6,207

Work Description for Permit PB25-0031, Issued 03/17/2025: CRAWL SPACE ENCAPSULATION
Work Description for Permit PB21-0015, Issued 02/08/2021: INSTALL 14 - 3" STEEL STANCHIONS IN THE EXISTING CRAWL SPACE.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	89,200	157,200			91,957C
2024	64,000	85,300	149,300			89,193C
2023	56,000	68,800	124,800			84,946C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 28
Floor Area: 1,400
Total Base New : 181,957 E.C.F.
Total Depr Cost: 130,757 X 1.283
Estimated T.C.V: 167,761

(16) Porches/Decks

Area	Type
328	Treated Wood
35	Treated Wood
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	1,120			
			Total:	150,291	108,211	
Other Additions/Adjustments						
Deck						
Treated Wood			328	5,602	4,033	
Treated Wood			35	1,453	1,046	
Treated Wood			12	537	134	*2
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			360	14,389	10,360	
Water/Sewer						
Public Sewer			1	1,326	955	
Water Well, 150 Feet			1	8,359	6,018	
			Totals:	181,957	130,757	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 167,761

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZWIERZELEWSKI ROBERT & CHE	BURKHART ANDREW P & ASHLEY	300,000	07/14/2020	WD	03-ARM'S LENGTH	1173:0357	PROPERTY TRANSFER	100.0

Property Address

535 LONG POINT

Owner's Name/Address

BURKHART ANDREW P & ASHLEY L
494 JOSLYN RD
LAKE ORION MI 48362

Tax Description

L-646 P-499 234 535 LONG POINT DR 48629
LOT 30 1ST ADD TO LAKE POINT SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2400	75	11,844
D/W/P: 3.5 Concrete	6.58	160	75	790
Total Estimated Land Improvements True Cash Value =				12,634

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	185,800	253,800			175,775C
2024	64,000	177,800	241,800			170,490C
2023	56,000	143,300	199,300			162,372C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
5	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 16
Floor Area: 2,148
Total Base New : 306,474 E.C.F.
Total Depr Cost: 257,679 X 1.283
Estimated T.C.V: 330,602

(16) Porches/Decks

Area	Type
594	Treated Wood
220	Roof Cover Onl
110	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 2148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	120		
1 Story	Siding	Overhang	768		
			Total:	243,544	204,577

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	3,903	
Deck				
Treated Wood	594	8,453	7,101	
w/Roof (Roof portion)	220	3,643	3,060	
Balcony				
Wood Balcony	110	4,481	3,764	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	768	30,305	25,456	
Common Wall: 1 Wall	1	-2,686	-2,256	
Water/Sewer				
Public Sewer	1	1,494	1,255	
Water Well, 150 Feet	1	8,594	7,219	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,600	*9
	Totals:	306,474	257,679	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 330,602

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many Avg. Few			Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable Hip Flat			Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled			Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 288 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas Wood			Oil Coal		Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
X Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 35
Floor Area: 288
Total Base New : 37,301 E.C.F.
Total Depr Cost: 24,245 X 1.283
Estimated T.C.V: 31,106

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Heat Pump
Ground Area = 288 SF Floor Area = 288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	288		
			Total:	36,126	23,481

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,175	764
	Totals:	37,301	24,245

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 31,106

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PLATKO WILLIAM C & DEBBI	PLATKO WILLIAM C & DEBBI	0	03/04/2024	WD	15-LADY BIRD	1186:1293	DEED	0.0
		124,900	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

549 LONG POINT

Owner's Name/Address

PLATKO WILLIAM C & DEBBI [LE]
13300 OAKCREST
GOWEN MI 49326-9708

Tax Description

L-704 P-287 234 549 LONG PT DR LOT 31 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	8	75	185
Fencing: Gates, Wood/SqFt	16.60	24	75	298
D/W/P: 3.5 Concrete	6.58	1062	73	5,101
Total Estimated Land Improvements True Cash Value =				5,584

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	93,400	161,400			96,329C
2024	64,000	89,500	153,500			93,433C
2023	56,000	72,000	128,000			88,984C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1008 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,260
Total Base New : 196,744 E.C.F.
Total Depr Cost: 127,883 X 1.283
Estimated T.C.V: 164,074

(16) Porches/Decks

Area	Type
288	Treated Wood
80	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 108
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	1,008		
			Total:	151,802	98,671
Other Additions/Adjustments					
Deck					
Treated Wood			288	5,262	3,420
Treated Wood			80	2,264	1,472
Treated Wood			24	1,096	712
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	18,235	11,853
Storage Over Garage			108	1,484	965
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Exterior 1 Story			1	6,513	4,233
			Totals:	196,744	127,883

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 164,074

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-281-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FACKLER TIMOTHY S & KATHLE	FACKLER TIMOTHY S & KATHLE	0	10/20/2022	QC	15-LADY BIRD	1182:1770	PROPERTY TRANSFER	0.0
MCKNIGHT DOUG R & MARYELLE	FACKLER TIMOTHY S & KATHLE	270,000	05/19/2017	WD	03-ARM'S LENGTH	1162:1380	PROPERTY TRANSFER	100.0
		131,500	11/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

553 LONG POINT

Owner's Name/Address

FACKLER TIMOTHY S & KATHLEEN C [LE]
430 WOODSEDGE LN
WHITE LAKE MI 48386

Tax Description

L-684 P-138 234 553 LONG PTE DR 48629
LOTS 32 & 33 1ST ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	93.00	150.00	1.0000	1.0000	3400	100		316,200
93 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	316,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	8	75	185
D/W/P: 3.5 Concrete	6.58	660	48	2,085
D/W/P: Brick on Sand	18.02	74	75	1,000
Total Estimated Land Improvements True Cash Value =				3,270

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	158,100	109,300	267,400			166,332C
2024	148,800	104,000	252,800			161,331C
2023	130,200	83,800	214,000			153,649C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 494 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,428
Total Base New : 239,847 E.C.F.
Total Depr Cost: 167,891 X 1.283
Estimated T.C.V: 215,404

(16) Porches/Decks

Area	Type
308	Treated Wood
256	Treated Wood
224	Roof Cover Onl
108	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 216
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 934 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
2 Story	Siding	Crawl Space	494		
			Total:	177,137	123,995
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,252
Deck					
Treated Wood			308	5,495	3,846
Treated Wood			256	4,869	3,408
w/Roof (Roof portion)			224	3,696	2,587
Balcony					
Wood Balcony, Roof			108	6,200	4,340
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	18,235	12,764
Storage Over Garage			216	2,968	2,078
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 150 Feet			1	8,594	6,016
Fireplaces					
Exterior 1 Story			1	6,513	4,559
			Totals:	239,847	167,891

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 215,404

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUOMA ROBERT P & EMILY A	LUOMA FAMILY TRUST	0	04/03/2025	QC	14-INTO/OUT OF TRUST	1189:2684	PROPERTY TRANSFER	0.0
LUOMA ROBERT P & LUOMA JAN	LUOMA ROBERT P & EMILY A	215,000	08/28/2017	WD	33-TO BE DETERMINED	1163:1621	PROPERTY TRANSFER	100.0

Property Address

589 LONG POINT

Owner's Name/Address

LUOMA FAMILY TRUST
4300 SHADOW RIDGE DR
COLLEYVILLE TX 76034

Tax Description

L-435 P-582 234 LOT 3 & PART OF LOT 2 BEG AT NW COR THEREOF TH S 15 DEG 58' E 181.2 FT TH N 65 DEG 54'E 10 FT TH N 7 DEG 38'W 186.7 FT TH S 65 DEG 55'W 37.5 FT TO POB 2ND ADD TO LAKE POINT SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
PORCH	06/11/2025	LU25-4765	INSPECT
Res. Add/Alter/Repair	03/24/2023	PB23-0028	COMPLETE
Res. Add/Alter/Repair	02/27/2023	PB23-0026	COMPLETE
Res. Add/Alter/Repair	11/16/2022	PB22-0468	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	512	75	2,527
D/W/P: Patio Blocks	15.61	1702	25	6,642
D/W/P: 3.5 Concrete	6.58	144	75	711
D/W/P: Brick on Sand	18.02	274	95	4,690
Total Estimated Land Improvements True Cash Value =				14,570

Work Description for Permit LU25-4765, Issued 06/11/2025: COVERED PORCH
Work Description for Permit PB23-0028, Issued 03/24/2023: REBUILD OF EXTERIOR WALL ADDING WINDOWS AND LARGER OPENING. NO SQUARE FOOTAGE. LAND USE AND SOIL EROSION N/A.
Work Description for Permit PB23-0026, Issued 02/27/2023: 12 x 16 = 192 SQUARE FEET OPEN DECK WITH STAIRS/RAILING. LAKE TOWNSHIP LAND USE PERMIT DATED 2/23/23 #004548. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 2/17/23.
Work Description for Permit PB22-0468, Issued 11/16/2022: SWITCH GARAGE DOOR LOCATION IN EXISTING BUILDING NO LAND USE PERMIT NEEDED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	102,600	187,600			122,383C
2024	80,000	98,300	178,300			118,704C
2023	70,000	70,400	140,400			106,957C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1008 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,512
Total Base New : 209,875 E.C.F.
Total Depr Cost: 144,832 X 1.283
Estimated T.C.V: 185,819

(16) Porches/Decks

Area	Type
144	Roof Cover Onl
16	Treated Wood
192	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 704
% Good: 0
Storage Area: 352
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding/Brick	Slab	1,008			
			Total:	156,968	106,739	
Other Additions/Adjustments						
Balcony						
Wood Balcony			192	7,123	6,767	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			704	22,894	15,568	
Storage Over Garage			352	4,305	2,927	
Water/Sewer						
Public Sewer			1	1,326	902	
Water Well, 150 Feet			1	8,359	5,684	
Fireplaces						
Interior 2 Story			1	5,875	3,995	
Deck						
Treated Wood			16	715	679	*9
w/Roof (Roof portion)			144	2,310	1,571	
			Totals:	209,875	144,832	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 185,819

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-001-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FALES GREG S & NANCY J	FALES GREGORY S & NANCY J	0	03/17/2022	QC	15-LADY BIRD	1180:1002	PROPERTY TRANSFER	0.0
LUTKES SERO G IRMA J TRUST	FALES GREG S & NANCY J	125,000	01/14/2022	WD	16-LC PAYOFF	1179:1644	DEED	0.0
LUTKES SERO G & IRMA J	FALES GREG & NANCY LC	125,000	09/16/2015	LC	21-NOT USED/OTHER	1155-1974	PROPERTY TRANSFER	100.0

Property Address

567 LONG POINT

Owner's Name/Address

FALES GREGORY S & NANCY J [LE]
6385 E 22 MILE RD
SAND LAKE MI 49343

Tax Description

234 L-816 P-454 LOT 1 & PART OF LOT 2 BEG AT NE COR THEREOF TH S 15 DEG 53' E 181.2 FT TH S 65 DEG 54'W 30 FT TH N 7 DEG 38'W 186.7 FT TH N 65 DEG 55'E 2.5 FT TO POB 2ND ADD TO LAKE POINT SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	27	50	89
Wood Frame	39.24	40	23	361
Total Estimated Land Improvements True Cash Value =				450

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	66,300	151,300			104,093C
2024	80,000	63,300	143,300			100,964C
2023	70,000	50,600	120,600			96,157C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 40
Floor Area: 1,040
Total Base New : 182,970 E.C.F.
Total Depr Cost: 109,780 X 1.283
Estimated T.C.V: 140,848

(16) Porches/Decks

Area	Type
410	Treated Wood
120	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 832 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	832		
			Total:	135,449	81,268
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,108	1,865
Deck					
Treated Wood			410	6,630	3,978
Treated Wood			120	2,947	1,768
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	18,235	10,941
Water/Sewer					
Public Sewer			1	1,494	896
Water Well, 150 Feet			1	8,594	5,156
Fireplaces					
Exterior 1 Story			1	6,513	3,908
			Totals:	182,970	109,780

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 140,848

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORZENSKI JOHN P	CROSKEY, THOMAS & KATHRYN	210,000	05/17/2008	WD	03-ARM'S LENGTH	1072/1537	OTHER	100.0

Property Address

605 LONG POINT

Owner's Name/Address

CROSKEY THOMAS A & KATHRYN V
1174 AUTUMNVIEW DR
ROCHESTER MI 48307

Tax Description

L-244 P-550 234 LOTS 4 & 5 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	06/07/2010	127	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2888	75	14,252
D/W/P: Brick on Sand	18.02	405	75	5,473
Wood Frame	29.53	96	54	1,531
Total Estimated Land Improvements True Cash Value =				21,256

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	193,800	329,800			178,090C
2024	128,000	185,900	313,900			172,736C
2023	112,000	151,600	263,600			164,511C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1416 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 20
Floor Area: 2,592
Total Base New : 373,425 E.C.F.
Total Depr Cost: 298,731 X 1.283
Estimated T.C.V: 383,272

(16) Porches/Decks

Area	Type
32	CCP (1 Story)
120	CCP (1 Story)
28	CPP

(17) Garage

Year Built: 2010
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 2592 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	408		
0.5 Story	Siding	Overhang	840		
			Total:	297,680	238,135

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	3,717
Porches			
CCP (1 Story)	32	1,048	838
CCP (1 Story)	120	3,324	2,659
CPP	28	790	632
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	840	32,306	25,845
Common Wall: 1 Wall	1	-2,686	-2,149
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	19,637	15,710
Water/Sewer			
Public Sewer	1	1,494	1,195
Water Well, 150 Feet	1	8,594	6,875
Fireplaces			
Prefab 1 Story	1	2,592	2,074
Local Cost Items			
STAND BY GENERATOR	1	4,000	3,200

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON MICHAEL A	LEVELY MICHAEL R & CASSIE	449,900	08/13/2024	WD	03-ARM'S LENGTH	1187:2543	PROPERTY TRANSFER	100.0
DAVIS BOB C TRUST	THOMPSON MICHAEL A	103,000	07/01/2016	WD	21-NOT USED/OTHER	1159-1563	PROPERTY TRANSFER	100.0
DAVIS BOB C & VIOLET M TRU	DAVIS BOB C TRUST	0	08/19/1999	OTH	21-NOT USED/OTHER	1159-1561	PROPERTY TRANSFER	0.0

Property Address

615 LONG POINT

Owner's Name/Address

LEVELY MICHAEL R & CASSIE L
803 W ELLSWORTH ST
MIDLAND MI 48640

Tax Description

L-614 P-425 234 LOT 6 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/19/2021	PB16-0348A	COMPLETE
Res. Add/Alter/Repair	03/19/2021	PB21-0038	COMPLETE
ADDITION	10/24/2016	PB16-0348	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/08/2021	INSPECTED
CW	07/16/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	20	46	61
Wood Frame/Conc.	38.89	80	46	1,431
Total Estimated Land Improvements True Cash Value =				1,492

Work Description for Permit PB16-0348A, Issued 03/19/2021: PERMIT EXTENSION
Work Description for Permit PB21-0038, Issued 03/19/2021: ONE-STORY RESIDENTIAL ADDITION, ROOFED PORCH. 7 X 16 = 112 SQUARE FEET. LAKE TOWNSHIP LAND USE PERMIT #004378. ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 3/12/21.
Work Description for Permit PB16-0348, Issued 10/24/2016: ONE STY ADDITION TO LAKE SIDE OF EXISTING HOUSE, 774 SF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	93,900	161,900			161,900S
2024	64,000	78,700	142,700			87,434C
2023	56,000	62,900	118,900			83,271C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2017

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1189 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,189
Total Base New : 176,624 E.C.F.
Total Depr Cost: 140,941 X 1.283
Estimated T.C.V: 180,827

(16) Porches/Decks

Area	Type
16	CPP
112	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1189 SF Floor Area = 1189 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Pine Logs	Crawl Space	437			
1 Story	Siding	Crawl Space	752			*8
			Total:	160,870	126,503	
Other Additions/Adjustments						
Porches						
WCP (1 Story)			112	5,219	5,167	*9
CPP			16	447	393	
Water/Sewer						
Public Sewer			1	1,494	1,315	
Water Well, 150 Feet			1	8,594	7,563	
			Totals:	176,624	140,941	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 180,827

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS BOB C & VIOLET M TRU	KEIJO ERIC W & SHERI S	144,000	08/09/2016	WD	03-ARM'S LENGTH	1159-2079	PROPERTY TRANSFER	100.0

Property Address

617 LONG POINT

Owner's Name/Address

KELJO ERIC W & SHERI S
8339 VANDEN DR
WHITE LAKE MI 48386

Tax Description

234 L-614 P-427 LOT 7 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.28	110	25	365
D/W/P: 3.5 Concrete	5.86	108	50	316
Wood Frame	22.24	128	63	1,794
Total Estimated Land Improvements True Cash Value =				2,475

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	61,600	129,600			86,252C
2024	64,000	58,000	122,000			83,659C
2023	56,000	46,500	102,500			79,676C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1008 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 37
Floor Area: 1,008
Total Base New : 142,716 E.C.F.
Total Depr Cost: 89,912 X 1.283
Estimated T.C.V: 115,357

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	1,008		
			Total:	106,736	67,244

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	660	21,509	13,551
Water/Sewer			
Public Sewer	1	1,192	751
Water Well, 150 Feet	1	8,240	5,191
Fireplaces			
Exterior 1 Story	1	5,039	3,175
	Totals:	142,716	89,912

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 115,357

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		213,000	01/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

621 LONG POINT

Owner's Name/Address

HOLBROOK TAMMY L TRUST 6/7/05
6901 SLEIGHT RD
BATH MI 48808

Tax Description

L-1028P-1024(L-972P-208&L947P-1040-1041)2 34 621 LONG POINT DR LOT 8 2ND ADD TO LAKE POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	8	75	243
D/W/P: 3.5 Concrete	6.58	1841	73	8,843
Total Estimated Land Improvements True Cash Value =				9,086

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	172,500	240,500			118,060C
2024	64,000	165,100	229,100			114,511C
2023	56,000	133,600	189,600			109,059C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 17
Floor Area: 2,072
Total Base New : 317,515 E.C.F.
Total Depr Cost: 263,567 X 1.283
Estimated T.C.V: 338,156

(16) Porches/Decks

Area	Type
60	CCP (1 Story)
336	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1232 SF Floor Area = 2072 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	840		
1+ Story	Siding	Crawl Space	392		
			Total:	258,520	214,602

Other Additions/Adjustments

Exterior			
Stone Veneer	112	4,252	3,529
Plumbing			
3 Fixture Bath	1	4,646	3,856
Porches			
CCP (1 Story)	60	1,777	1,475
Deck			
Treated Wood	336	5,823	4,833
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	864	29,817	24,748
Water/Sewer			
Public Sewer	1	1,494	1,240
Water Well, 150 Feet	1	8,594	7,133
Fireplaces			
Prefab 1 Story	1	2,592	2,151
	Totals:	317,515	263,567

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 338,156

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

633 LONG POINT

Owner's Name/Address

HERSHBERGER CHARLES A ET AL
959 W DRAYTON
FERNDALE MI 48220

Tax Description

234 L-940 P-1645 LOT 9 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	517	25	747
Wood Frame	26.71	72	23	442
Total Estimated Land Improvements True Cash Value =				1,189

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	36,800	104,800			69,296C
2024	64,000	34,900	98,900			67,213C
2023	56,000	27,900	83,900			64,013C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 832 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 52
Floor Area: 832
Total Base New : 112,211 E.C.F.
Total Depr Cost: 53,860 X 1.283
Estimated T.C.V: 69,103

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	832		
			Total:	88,984	42,711

Other Additions/Adjustments
Garages
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	432	13,928	6,685
Water/Sewer			
Public Sewer	1	1,175	564
Water Well, 150 Feet	1	8,124	3,900
	Totals:	112,211	53,860

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 69,103

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FONTICHIARO ROBERT L	RUNDHAUG TODD & KIMBERLY	321,000	07/12/2021	WD	03-ARM'S LENGTH	1177:1303	PROPERTY TRANSFER	100.0
FONTICHIARO MAJA K		0	06/17/2021	OTH	07-DEATH CERTIFICATE	1177:1302	OTHER	0.0
FONTICHIARO ROBERT L	FONTICHIARO ROBERT L & MA	0	04/01/2019	QC	09-FAMILY	1168:2642	PROPERTY TRANSFER	0.0
		179,900	12/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

647 LONG POINT

Owner's Name/Address

RUNDHAUG TODD & KIMBERLY
1336 MCGRAIN LN
HOWELL MI 48843

Tax Description

L-971 P-2329 (L-515 P-465) 234 647 LONG POINT DRLOT 10 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	370	48	1,094
Wood Frame/Conc.	30.83	126	23	894
Total Estimated Land Improvements True Cash Value =				1,988

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	71,200	139,200			101,277C
2024	64,000	68,100	132,100			98,232C
2023	56,000	54,500	110,500			93,555C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 840 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 840
Total Base New : 127,496 E.C.F.
Total Depr Cost: 89,246 X 1.283
Estimated T.C.V: 114,503

(16) Porches/Decks

Area	Type
12	CPP
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	840		
			Total:	101,352	70,946

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	320	13,360	9,352
Water/Sewer			
Public Sewer	1	1,326	928
Water Well, 150 Feet	1	8,359	5,851
Fireplaces			
Wood Stove	1	2,149	1,504
Porches			
CPP	12	317	222
CPP	24	633	443
	Totals:	127,496	89,246

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 114,503

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JONES VERNON P &MAGUIRE AN	JONES, SCOTT & SHANNA	235,000	08/07/2009	WD	03-ARM'S LENGTH	108/1215	OTHER	100.0
		85,000	05/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

649 LONG POINT

Owner's Name/Address

JONES SCOTT A & SHANNA MD
617 KINGSTONE CT
OAKLAND MI 48363

Tax Description

L-1014P-2432&2438(L-1011P-2278&L673P355)2 34 649 LONG POINTE DR LOT 11 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1975	73	9,487
Total Estimated Land Improvements True Cash Value =				9,487

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	194,300	262,300			141,385C
2024	64,000	185,900	249,900			137,134C
2023	56,000	150,600	206,600			130,604C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1482 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 17
Floor Area: 2,574
Total Base New : 348,367 E.C.F.
Total Depr Cost: 289,483 X 1.283
Estimated T.C.V: 371,407

(16) Porches/Decks

Area	Type
192	CCP (1 Story)
364	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1482 SF Floor Area = 2574 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,092			
1 Story	Siding	Crawl Space	390			
			Total:	307,115	254,946	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,856	
Porches						
CCP (1 Story)			192	5,078	4,215	
4in Concrete			364	2,978	2,770	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	18,462	15,323	
Water/Sewer						
Public Sewer			1	1,494	1,240	
Water Well, 150 Feet			1	8,594	7,133	
			Totals:	348,367	289,483	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 371,407

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN RICHARD L & PAULY D	MILLER GREGORY & LISA	229,500	06/26/2020	WD	03-ARM'S LENGTH	1172:2549	PROPERTY TRANSFER	100.0
MORRIS DENNIS W & KAREN	MARTIN, RICHARD	139,500	08/25/2012	WD	03-ARM'S LENGTH	1118/1262	OTHER	100.0

Property Address

651 LONG POINT

Owner's Name/Address

MILLER GREGORY & LISA
6371 ISLAND LAKE DR
EAST LANSING MI 48823

Tax Description

L-451 P-22 234 LOT 12 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	01/17/2024	PB21-0326B	COMPLETE
Res. Add/Alter/Repair	09/09/2022	PB21-0326A	COMPLETE
Res. Add/Alter/Repair	09/10/2021	PB21-0326	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	09/14/2023	INSPECTED
QT	11/02/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	32	48	443
D/W/P: 3.5 Concrete	6.16	272	73	1,223
D/W/P: 3.5 Concrete	6.16	40	73	180
D/W/P: 3.5 Concrete	6.16	570	48	1,685
D/W/P: 3.5 Concrete	6.16	1220	95	7,139
Wood Frame	21.74	220	48	2,296
Wood Frame	34.90	24	73	612
Total Estimated Land Improvements True Cash Value =				13,578

Work Description for Permit PB21-0326B, Issued 01/17/2024: RENEWAL OF PERMIT PB21-0326.
Work Description for Permit PB21-0326A, Issued 09/09/2022: EXTENSION OF PERMIT #PB21-0326
Work Description for Permit PB21-0326, Issued 09/10/2021: 26 x 28 GARAGE 1-1/2 STORY = 1092 SQUARE FEET. ROSCOMMON SOIL EROSION PERMIT DATED 8/13/21 #4042. LAKE TOWNSHIP LAND USE PERMIT DATED 8/13/21 #004435.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	121,700	189,700			138,391C
2024	64,000	116,600	180,600			134,230C
2023	56,000	77,400	133,400			110,157C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1113 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 21
Floor Area: 1,477
Total Base New : 213,996 E.C.F.
Total Depr Cost: 174,924 X 1.283
Estimated T.C.V: 224,427

(16) Porches/Decks

Area	Type
390	4in Concrete
16	Wood Balcony

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1113 SF Floor Area = 1477 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding/Brick	Crawl Space	1,113			
0.5 Story	Siding	Overhang	728			
			Total:	158,785	125,439	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	3,049	
Balcony						
Wood Balcony			16	594	564	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			728	32,498	30,873	*9
Water/Sewer						
Public Sewer			1	1,326	1,048	
Water Well, 150 Feet			1	8,359	6,604	
Fireplaces						
Exterior 1 Story			1	5,707	4,509	
Porches						
4in Concrete			390	2,867	2,838	*9
			Totals:	213,996	174,924	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 224,427

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-013-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

655 LONG POINT

Owner's Name/Address

DOERR KRIS E & SUSAN E
655 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

1075/33 L1047/P1303 L635/P572 234 LOT 13 AND THE ELY 20 FT OF LOT 14 2ND ADD TO LAKE POINT SUBD SPLIT/COMBINED ON 11/26/2019 FROM 006-282-013-0000, 006-282-014-0000;

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/05/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/23/2021	PB21-0294	COMPLETE
ADDITION	08/13/2021	LU21-4434	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
CW	07/16/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1818	73	8,732
D/W/P: 3.5 Concrete	6.58	147	73	706
D/W/P: 3.5 Concrete	6.58	72	95	450
Wood Frame	27.67	128	45	1,594
Total Estimated Land Improvements True Cash Value =				11,482

Work Description for Permit PB21-0294, Issued 08/23/2021: *16 X 20 = 320 TOTAL SQ FT ADDITION TO EXISTING DETACHED GARAGE; LAKE TOWNSHIP LAND USE PERMIT #4434; ROSCOMMON CO SOIL EROSION PERMIT #4038 *9/20/21-CHANGED SIZE TO 16 X 20 = 336 TOTAL SQ FT-OK by K Rose, Lake OEO
Work Description for Permit LU21-4434, Issued 08/13/2021: ADDITION TO GARAGE. DRAWING ON FILE.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	134,000	236,000			136,712C
2024	96,000	128,300	224,300			132,602C
2023	84,000	104,100	188,100			126,288C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1978	2015

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,576
Total Base New : 272,730 E.C.F.
Total Depr Cost: 195,145 X 1.283
Estimated T.C.V: 250,371

(16) Porches/Decks

Area	Type
312	4in Concrete
196	4in Concrete

(17) Garage

Year Built: 2009
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 980
% Good: 74
Storage Area: 490
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1978
(11) Heating System: Forced Heat & Cool
Ground Area = 1576 SF Floor Area = 1576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,576			
			Total:	199,013	137,318	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			980	32,957	24,388	*7
Storage Over Garage			490	6,733	4,982	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			336	15,490	15,335	*9
Common Wall: 1 Wall			1	-2,219	-2,197	
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
Fireplaces						
Exterior 1 Story			1	6,513	4,494	
Porches						
4in Concrete			312	2,552	2,373	*9
4in Concrete			196	1,603	1,491	*9
			Totals:	272,730	195,145	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 250,371

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-014-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACNEIL GREGORY A & BARBAR	MACNEIL GREGORY A & BARBAR	0	02/28/2024	QC	15-LADY BIRD	1186:1212	PROPERTY TRANSFER	0.0
COULTER WILLIAM D & VIRGIN	MACNEIL GREGORY A & BARBAR	208,000	03/24/2017	WD	03-ARM'S LENGTH	1162:0006	PROPERTY TRANSFER	100.0
COULTER WILLIAM D	COULTER WILLIAM D & VIRGIN	0	11/13/2014	WD	21-NOT USED/OTHER	1145-1665	PROPERTY TRANSFER	0.0

Property Address

691 LONG POINT

Owner's Name/Address

MACNEIL GREGORY A & BARBARA J [LE]
17156 AZALEA CT
BROWNSTOWN MI 48173-8779

Tax Description

L-358 P-141 234 691 LONG POINTE DRLOT 14 EXC E'LY 20 FT THEREOF & LOT 15 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	180	50	1,466
D/W/P: 3.5 Concrete	6.58	1558	75	7,689
Total Estimated Land Improvements True Cash Value =				9,155

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	104,200	206,200			132,726C
2024	96,000	99,500	195,500			128,736C
2023	84,000	80,300	164,300			122,606C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,040
Total Base New : 151,893 E.C.F.
Total Depr Cost: 98,731 X 1.283
Estimated T.C.V: 126,672

(16) Porches/Decks

Area	Type
203	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	832		
			Total:	131,472	85,457
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,020
Deck					
Treated Wood			203	4,178	2,716
Treated Wood			36	1,509	981
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
			Totals:	151,893	98,731

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 126,672

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many			Large
Avg.			Avg.
Few			Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable			Gambrel
Hip			Mansard
Flat			Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall			Plaster
Paneled			Wood T&G

Trim & Decoration

Ex		Ord		Min

Size of Closets

Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas		Oil		Elec.
Wood		Coal		Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.		Ord.		Min

No. of Elec. Outlets

Many		Ave.		Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 416
Total Base New : 68,832 E.C.F.
Total Depr Cost: 44,740 X 1.283
Estimated T.C.V: 57,401

(16) Porches/Decks

Area	Type
16	Treated Wood
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.5 Story	Siding	Overhang	832		
			Total:	31,283	20,334
Other Additions/Adjustments					
Balcony					
Wood Balcony			80	3,259	2,118
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			832	32,065	20,842
Water/Sewer					
Public Sewer			1	1,494	971
Deck					
Treated Wood			16	731	475
			Totals:	68,832	44,740

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 57,401

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WACHNER BARBARA A ESTATE	WACHNER GERALD A	0	08/12/2021	QC	09-FAMILY	1177:2308	PROPERTY TRANSFER	0.0
WACHNER BARBARA A TRUST	WACHNER GERALD	0	08/14/2012	QC	21-NOT USED/OTHER	1118/2493	OTHER	100.0
		274,000	08/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

697 LONG POINT

Owner's Name/Address

WACHNER GERALD A
6728 ROBB RD
FOWLERVILLE MI 48836

Tax Description

L-893 P-431 (L-320 P-382) 234 LOT 16 AND E 1/2 OF LOT 17 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	48	25	346
D/W/P: 3.5 Concrete	6.16	132	48	390
D/W/P: Asphalt Paving	2.89	1072	48	1,487
Wood Frame	29.96	72	63	1,359
Total Estimated Land Improvements True Cash Value =				3,582

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	101,500	186,500			94,606C
2024	80,000	96,700	176,700			91,762C
2023	70,000	78,000	148,000			87,393C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1578 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,578
Total Base New : 241,568 E.C.F.
Total Depr Cost: 145,696 X 1.283
Estimated T.C.V: 186,928

(16) Porches/Decks

Area	Type
120	Roof Cover Onl
1347	Treated Wood
237	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1578 SF Floor Area = 1578 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,578			
			Total:	174,166	109,723	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,432	
Deck						
Treated Wood			237	4,529	2,853	
Treated Wood			1347	17,080	4,270	*2
w/Roof (Roof portion)			120	1,958	1,234	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	26,628	16,776	
Common Wall: 1 Wall			1	-2,045	-1,288	
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Fireplaces						
Exterior 1 Story			1	5,707	3,595	
			Totals:	241,568	145,696	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 186,928

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOFFINS NICHOLAS & SHARON	RICHTER TERRANCE J & COLET	750,000	09/26/2024	WD	21-NOT USED/OTHER	1188:899	PROPERTY TRANSFER	100.0
SCOFFINS NICHOLAS	SCOFFINS NICHOLAS & SHARON	0	09/24/2018	QC	18-LIFE ESTATE	1167:0903	PROPERTY TRANSFER	0.0
SCHMALZEL ELLEN L & JOHN A	SCOFFINS NICHOLAS	190,000	06/24/2016	WD	03-ARM'S LENGTH	1159-1344	PROPERTY TRANSFER	100.0
HAGEMASTER WILLIAM		0	11/21/1982	OTH	21-NOT USED/OTHER	1159-1341	PROPERTY TRANSFER	0.0

Property Address

711 LONG POINT

Owner's Name/Address

RICHTER TERRANCE J & COLETTE M
711 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-889 P-27-28&L-895P-656 (L-702 P-571)234
W 1/2 OF LOT 17 LOT 18 E 10 FT OF LOT 19
2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/26/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/08/2021	PB21-0324	COMPLETE
Res. Add/Alter/Repair	04/01/2021	PB21-0031	COMPLETE
MISC	10/24/2016	2016-0008	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/08/2021	INSPECTED
CW	07/16/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1052	93	6,437
Total Estimated Land Improvements True Cash Value =				6,437

Work Description for Permit PB21-0324, Issued 09/08/2021: 16 x 24 = 384 SQUARE FEET GARAGE ADDITION. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 3/8/21 #3964. LAKE TOWNSHIP LAND USE PER 004444 DATED 8/31/21.
Work Description for Permit PB21-0031, Issued 04/01/2021: ONE STORY RESIDENTIAL ADDITION. 20 X 22 X 8 = 3520 SQUARE FEET. LAND USE #4384; SOIL EROSION #3964
Work Description for Permit 2016-0008, Issued 10/24/2016: PLEASE MEASURE EVERYTHING - SEE ASSESSOR COMMENTS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	143,100	262,100	262,100M		262,100S
2024	112,000	90,300	202,300			139,191C
2023	98,000	73,000	171,000			132,563C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
2006	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 9
Floor Area:
Total Base New : 262,362 E.C.F.
Total Depr Cost: 208,940 X 1.283
Estimated T.C.V: 268,070

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
484	Treated Wood
110	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 2006
(11) Heating System: Warm & Cool Air
Ground Area = 1952 SF Floor Area = 1952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1512			
Addition	Siding	Crawl	440			
			Total:	166,376	129,772	
Other Additions/Adjustments						
42" frost-free footings, foundation			166	10,705	8,350	
Plumbing						
3 Fixture Bath			1	3,921	3,058	
Porches						
CCP (1 Story)			96	2,631	2,447	*9
Deck						
Treated Wood			484	7,836	6,269	*8
Treated Wood			110	2,924	2,719	*9
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	34,495	26,906	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			288	18,328	17,045	*9
Water/Sewer						
Public Sewer			1	1,914	1,493	
Water Well, 150 Feet			1	9,232	7,201	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,680	*9
			Totals:	262,362	208,940	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 268,070

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEENEY PAUL R & BARBARA J	BELLMORE CHARLES B & PHYLI	181,500	10/07/2016	WD	03-ARM'S LENGTH	1160-0994	PROPERTY TRANSFER	100.0
		105,000	10/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

721 LONG POINT DR

Owner's Name/Address

BELLMORE CHARLES B & PHYLLIS A
721 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-712 P-611 234 W 30 FT OF LOT 19 E 35 FT OF LOT 20 2ND ADD TO LAKE POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/17/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/30/2021	PB21-0459	COMPLETE
Res. Add/Alter/Repair	07/06/2020	PB20-0140	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	12/14/2021	INSPECTED
QT	10/26/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	562	48	1,662
D/W/P: 3.5 Concrete	6.16	644	23	912
D/W/P: 3.5 Concrete	6.16	100	94	579
Metal Prefab	15.55	100	23	358
Total Estimated Land Improvements True Cash Value =				3,511

Work Description for Permit PB21-0459, Issued 11/30/2021: 18 x 26 = 468 TOTAL SQ FT BEDROOM ADDITION/ 12 X 24 = 288 TOTAL SQ FT REMODEL OF EXISTING HOME; LAKE TOWNSHIP LAND USE PERMIT #4461; ROSCOMMON COUNTY SOIL EROSION PERMIT #4079
Work Description for Permit PB20-0140, Issued 07/06/2020: ONE STORY RESIDENTIAL EXTERIOR TREATED OPEN DECK & RAMP DECK 12 X 16 = 192 + RAMP 4 X 16 = 64 = 256 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4306; ROSCOMMON COUNTY SOIL EROSION WAIVER DATED 6/25/2020

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	109,000	219,500			140,477C
2024	104,000	104,400	208,400			136,254C
2023	91,000	84,100	175,100			129,766C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1404 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,404
Total Base New : 210,516 E.C.F.
Total Depr Cost: 163,681 X 1.283
Estimated T.C.V: 210,003

(16) Porches/Decks

Area	Type
200	CPP
18	Treated Wood
35	Treated Wood
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Crawl Space	936			
1 Story	Siding	Crawl Space	468			*9
			Total:	167,504	132,115	
Other Additions/Adjustments						
Porches						
CPP			200	3,234	2,264	
Deck						
Treated Wood			35	1,453	1,380	*9
Treated Wood			240	4,565	4,291	*9
Treated Wood			18	805	563	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	23,270	16,289	
Water/Sewer						
Public Sewer			1	1,326	928	
Water Well, 150 Feet			1	8,359	5,851	
			Totals:	210,516	163,681	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 210,003

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BETRUS ROBERT M & SANDRA L	BETRUS ROBERT M & SANDRA I	0	07/09/2021	QC	21-NOT USED/OTHER	1178:945	DEED	0.0
		94,800	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

731 LONG POINT DR

Owner's Name/Address

BETRUS ROBERT M & SANDRA L
731 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-1053 P-1443 (L-706 P-491) 234 731 LONG PT DR W 5FT PF LOT 20-LOT 21 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/19/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/12/2024	PB24-0077	COMPLETE
Res. New Construction	05/16/2022	PB21-0165A	COMPLETE
Demolish	05/25/2021	PB21-0027	COMPLETE
Res. New Construction	05/25/2021	PB21-0165	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	09/14/2023	INSPECTED
QT	11/02/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	45.00	150.00	1.0000	1.0000	3400	100		153,000
45 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	153,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	768	48	2,425
D/W/P: 3.5 Concrete	6.58	298	73	1,432
Wood Frame	29.53	96	48	1,361
Total Estimated Land Improvements True Cash Value =				5,218

Work Description for Permit PB24-0077, Issued 04/12/2024: 12 x 28 = 336 SQUARE FEET UNCOVERED DECK. LAKE TOWNSHIP LAND USE DATED 4/9/24 #004648. ROSCOMMON COUNTY SOIL EROSION DATED 4/5/24.
Work Description for Permit PB21-0165A, Issued 05/16/2022: EXTENSION OF PERMIT #PB21-0165
Work Description for Permit PB21-0027, Issued 05/25/2021: DEMOLITION OF 1000 TOTAL SQ FT HOUSE LAKE TOWNSHIP LAND USE PERMIT #4412; HLSA DISCONNECTION PERMIT #D-803; ROSCOMMON COUNTY SOIL EROSION PERMIT #3959 UTILITIES CONNECTED TO GARAGE; WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. iF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF THE WELL AND SEPTIC TO THE HEALTH DEPARTM
Work Description for Permit PB21-0165, Issued 05/25/2021: NEW RESIDENTIAL DWELLING FIRST FLOOR-28 X 40 = 1120 SQ FT + 2ND FL-20 X 23.8 = 476 SQ FT = 1596

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	76,500	166,000	242,500			154,798C
2024	72,000	154,300	226,300			145,682C
2023	63,000	124,500	187,500			138,745C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1102 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 2
Floor Area: 1,737
Total Base New : 261,209 E.C.F.
Total Depr Cost: 248,713 X 1.283
Estimated T.C.V: 319,099

(16) Porches/Decks

Area	Type
18	CCP (1 Story)
336	Treated Wood
96	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 74
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1102 SF Floor Area = 1737 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	598			
1+ Story	Siding	Crawl Space	504			
0.5 Story	Siding	Overhang	672			
			Total:	203,346	199,280	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,553	
Deck						
Treated Wood			336	5,823	5,765	*9
w/Roof (Roof portion)			96	1,764	1,746	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			672	30,636	22,671	*7
Water/Sewer						
Public Sewer			1	1,494	1,464	
Water Well, 150 Feet			1	8,594	8,422	
Porches						
CCP (1 Story)			18	906	852	*9
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,960	*9
			Totals:	261,209	248,713	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 319,099

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLT WILMA M TRUST	HAFNER RUSSELL & LAURA	235,000	10/18/2019	WD	03-ARM'S LENGTH	1170:2260	PROPERTY TRANSFER	100.0
BOLT WILMA		0	11/08/2017	OTH	07-DEATH CERTIFICATE	1170:211	OTHER	0.0
BOLT WILMA M	BOLT WILMA M TRUST	0	05/02/2003	QC	21-NOT USED/OTHER	1170:0210	DEED	0.0

Property Address

733 LONG POINT

Owner's Name/Address

HAFNER RUSSELL & LAURA
633 BULLING LN
CHARLOTTE MI 48813

Tax Description

L-584 P-324 234 LOTS 22 & 23 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Pole Barn	12/10/2020	PB20-0404	COMPLETE
Pole Barn	10/14/2020	LU20-4354	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
QT	12/04/2020	INSPECTED
CW	07/16/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1564	94	9,674
Total Estimated Land Improvements True Cash Value =				9,674

Work Description for Permit PB20-0404, Issued 12/10/2020: RESIDENTIAL POLE BUILDING 24 X 32 = 768 SQ FT TOTAL; LAKE TOWNSHIP LAND USE PERMIT 4354; ROSCOMMON COUNTY SOIL EROSION PERMIT 3933
Work Description for Permit LU20-4354, Issued 10/14/2020: POLE BARN 24X32, 8' WALLS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	77,900	213,900			154,795C
2024	128,000	74,800	202,800			150,141C
2023	112,000	60,400	172,400			142,992C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 936
Total Base New : 145,017 E.C.F.
Total Depr Cost: 110,965 X 1.283
Estimated T.C.V: 142,368

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2021
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	936			
			Total:	111,362	82,408	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			768	18,263	17,167	*9
Water/Sewer						
Public Sewer			1	1,326	981	
Water Well, 150 Feet			1	8,359	6,186	
Fireplaces						
Exterior 1 Story			1	5,707	4,223	
			Totals:	145,017	110,965	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 142,368

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WLUDYKA TODD H & JENNIFER	OBRIEN TIMOTHY J & CATERIN	472,500	08/12/2022	WD	03-ARM'S LENGTH	1182:223	PROPERTY TRANSFER	100.0
		172,500	04/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

745 LONG POINT

Owner's Name/Address

OBRIEN TIMOTHY J & CATERINA
745 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-1043 P-261 (L-585P-274) 234 LOT 24 2ND ADD TO LAKE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/01/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	130	25	535
D/W/P: 3.5 Concrete	6.58	1448	73	6,955
Total Estimated Land Improvements True Cash Value =				7,490

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	156,800	224,800			191,936C
2024	64,000	150,100	214,100			186,165C
2023	56,000	121,300	177,300			177,300S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	2007

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 1,876
Total Base New : 273,999 E.C.F.
Total Depr Cost: 232,900 X 1.283
Estimated T.C.V: 298,811

(16) Porches/Decks

Area	Type
364	Treated Wood

(17) Garage

Year Built: 2006
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1876 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
0.5 Story	Siding	Overhang	728		
			Total:	220,444	187,378

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,949
Deck			
Treated Wood	364	6,133	5,213
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Finished)			
Base Cost	728	35,374	30,068
Common Wall: 1 Wall	1	-2,686	-2,283
Water/Sewer			
Public Sewer	1	1,494	1,270
Water Well, 150 Feet	1	8,594	7,305
Totals:		273,999	232,900

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 298,811

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SURREY LAURA V	SCHAFER PATRICK & ANNA	419,000	05/28/2021	WD	03-ARM'S LENGTH	1176:2692	PROPERTY TRANSFER	100.0
PHILLIPS ANTHONY & KIMBERL	SURREY LAURA V	279,900	06/28/2017	WD	03-ARM'S LENGTH	1162:2370	PROPERTY TRANSFER	100.0
FLADING ROGER & SUSAN C	PHILLIPS ANTHONY & KIMBERI	140,000	06/29/2015	WD	21-NOT USED/OTHER	1151-808	PROPERTY TRANSFER	0.0
		360,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

761 LONG POINT

Owner's Name/Address

SCHAFER PATRICK & ANNA
5408 FALCON WAY
MIDLAND MI 48642

Tax Description

L-1012 P-1034 (L-585 P-274) 234 LOTS 25 & 26 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2132	73	10,241
Total Estimated Land Improvements True Cash Value =				10,241

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	122,500	258,500			192,552C
2024	128,000	117,000	245,000			186,763C
2023	112,000	94,800	206,800			177,870C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1512 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,512
Total Base New : 269,603 E.C.F.
Total Depr Cost: 186,866 X 1.283
Estimated T.C.V: 239,749

(16) Porches/Decks

Area	Type
410	Treated Wood
72	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,512			
			Total:	198,106	136,692	
Other Additions/Adjustments						
Exterior						
Stone Veneer			284	10,781	7,439	
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Deck						
Treated Wood			410	6,630	4,575	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	18,054	
Common Wall: 1/2 Wall			1	-1,106	-763	
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
Fireplaces						
Interior 1 Story			1	5,338	3,683	
Breezeways						
Frame Wall			72	4,955	3,419	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	269,603	186,866	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 239,749

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLOWATY MARION TRUST 3/9/	LEPOROWSKI LINDA	425,000	05/11/2022	WD	03-ARM'S LENGTH	1181:547	PROPERTY TRANSFER	100.0
HOLOWATY MARION		0	01/20/2021	OTH	07-DEATH CERTIFICATE	1181:545	OTHER	0.0

Property Address

769 LONG POINT

Owner's Name/Address

LEPOROWSKI LINDA
4116 MERRICK ST
DEARBORN HEIGHTS MI 48125

Tax Description

L-884 P-209 (L-523 P-597) 234 LOTS 27 & 28 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/26/2023	PB23-0226	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/14/2023	INSPECTED
QT	09/14/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	834	48	2,634
D/W/P: 5in Ren. Conc.	8.94	671	99	5,939
Total Estimated Land Improvements True Cash Value =				8,573

Work Description for Permit PB23-0226, Issued 06/26/2023: REMODEL DWELLING 1104 SQUARE FEET. LAND USE AND SOIL EROSION NOT REQUIRED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	104,500	240,500			207,472C
2024	128,000	99,000	227,000			199,290C
2023	112,000	77,800	189,800			189,800S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1152 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 1,152
Total Base New : 189,918 E.C.F.
Total Depr Cost: 151,933 X 1.283
Estimated T.C.V: 194,930

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	146,710	117,367
Other Additions/Adjustments					
Exterior					
Brick Veneer			147	2,527	2,022
Plumbing					
2 Fixture Bath			1	3,108	2,486
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	16,778
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Fireplaces					
Exterior 1 Story			1	6,513	5,210
			Totals:	189,918	151,933

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 194,930

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALEYKO RAYMOND	MALEYKO RAYMOND [LE]	0	06/08/2021	QC	15-LADY BIRD	1177:0344	DEED	0.0
BOS DONALD J & DIANE R	MALEYKO RAYMOND	192,500	10/20/2016	WD	03-ARM'S LENGTH	1160-1363	PROPERTY TRANSFER	100.0
		93,000	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

773 LONG POINT

Owner's Name/Address

MALEYKO RAYMOND [LE]
773 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-705 P-582 234 773 LONG POINT DR 48629
LOT 29 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/20/2016

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1299	73	6,239
D/W/P: 3.5 Concrete	6.58	264	73	1,268
Total Estimated Land Improvements True Cash Value =				7,507

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	87,000	155,000			101,599C
2024	64,000	83,400	147,400			98,545C
2023	56,000	67,100	123,100	0M		0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1056 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,056
Total Base New : 181,538 E.C.F.
Total Depr Cost: 127,077 X 1.283
Estimated T.C.V: 163,040

(16) Porches/Decks

Area	Type
140	Treated Wood
45	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	144,198	100,939
Other Additions/Adjustments					
Deck					
Treated Wood			140	3,279	2,295
Treated Wood			45	1,688	1,182
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	15,599
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 150 Feet			1	8,594	6,016
			Totals:	181,538	127,077

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 163,040

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BINKLEY LARRY & J MICHELE	STONE TERANCE & ANNE	199,000	10/05/2020	WD	03-ARM'S LENGTH	1174:0426	PROPERTY TRANSFER	100.0
		149,900	05/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

797 LONG POINT

Owner's Name/Address

STONE TERANCE & ANNE
3454 PARKWOOD DR
DEWITT MI 48820

Tax Description

(L-1027P-2553&L-989P-194-196&L-532P-321)2
34
L-1044P-696&L-1048P-94(L-1038P-2112)LOT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	09/10/2018	PB18-0277	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.83	100	90	2,595
Total Estimated Land Improvements True Cash Value =				2,595

Work Description for Permit PB18-0277, Issued 09/10/2018: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	65,600	133,600			95,070C
2024	64,000	62,900	126,900			92,212C
2023	56,000	50,400	106,400			87,821C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 836 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 836
Total Base New : 129,321 E.C.F.
Total Depr Cost: 94,510 X 1.283
Estimated T.C.V: 121,256

(16) Porches/Decks

Area	Type
220	Treated Wood
120	Treated Wood
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 836 SF Floor Area = 836 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	836			
			Total:	110,275	81,603	
Other Additions/Adjustments						
Deck						
Treated Wood			220	4,413	3,266	
Treated Wood			120	2,947	737	*2
Treated Wood			40	1,598	1,438	*9
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
			Totals:	129,321	94,510	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 121,256

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FANNIE MAY	STONE, THOMAS & BETTY	105,000	08/03/2012	WD	10-FORECLOSURE	1117/1969	OTHER	100.0
HARRISON MICHAEL B & KARYN	FANNIE MAY	126,757	07/01/2012	SD	10-FORECLOSURE		OTHER	0.0
		150,000	10/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

807 LONG POINT

Owner's Name/Address

STONE THOMAS J & BETTY J
1401 PRIMROSE LANE
DEWITT MI 48820

Tax Description

L-1051 P-1885 (L-990P-2083&L-582P-161)
234 LOT 31 2ND ADD TO LAKE POINT. 807 LONG POINT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/21/2022	PB22-0384	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/14/2023	INSPECTED
QT	09/14/2023	INSPECTED
QT	11/29/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	290	73	1,393
D/W/P: 3.5 Concrete	6.58	1104	95	6,901
D/W/P: 3.5 Concrete	6.58	6	95	37
Total Estimated Land Improvements True Cash Value =				8,331

Work Description for Permit PB22-0384, Issued 09/21/2022: 26 X 30 = 730 SQUARE FEET 1.5 STORY GARAGE, 5 X 8 = 40 SQUARE FEET BREEZEWAY. MUST MATCH HOUSE FOOTING MIN 24'' MAX 42'' FOOTING DEPTH. TOTAL SQUARE FEET 1244. LAKE TOWNSHIP LAND USE DATED 9/7/22 #4536. ROSCOMMON COUNTY SOIL EROSION DATED 9/14/22 #4144.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	98,000	166,000			100,460C
2024	64,000	93,700	157,700			97,440C
2023	56,000	42,400	98,400			68,935C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 836 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,196
Total Base New : 195,399 E.C.F.
Total Depr Cost: 141,978 X 1.283
Estimated T.C.V: 182,158

(16) Porches/Decks

Area	Type
220	Treated Wood
110	Brzwy, FW

(17) Garage

Year Built: 2023
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 836 SF Floor Area = 1196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	836			
0.5 Story	Siding	Overhang	720			
			Total:	137,347	93,395	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Deck						
Treated Wood w/Roof (Deck Portion)			220	4,413	3,001	
Treated Wood w/Roof (Roof portion)			220	3,643	2,477	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	24,857	*9
Water/Sewer						
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Direct-Vented Gas			1	3,021	2,054	
Breezeways						
Frame Wall			110	7,570	7,191	*9
			Totals:	195,399	141,978	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 182,158

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
813 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SCHWERTNER DENNIS R & TAMARA D ETAL 7159 GILLETT FLUSHING MI 48433-9207	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Tax Description

L-569 P-504 234 LOT 32 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	40.00	150.00	1.0000	1.0000	3400	100		136,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	136,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1228	71	5,737
Total Estimated Land Improvements True Cash Value =				5,737

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,000	90,000	158,000			94,740C
2024	64,000	84,600	148,600			91,892C
2023	56,000	68,100	124,100			87,517C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 10
Floor Area:
Total Base New : 168,635 E.C.F.
Total Depr Cost: 128,164 X 1.283
Estimated T.C.V: 164,434

(16) Porches/Decks

Area	Type
130	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 648
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1350 SF Floor Area = 1350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1350		
			Total:	115,177	87,535
Other Additions/Adjustments					
42" frost-free footings, foundation			154	9,931	7,548
Plumbing					
3 Fixture Bath			1	3,921	2,980
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			648	24,248	18,428
Common Wall: 1 Wall			1	-2,219	-1,686
Water/Sewer					
Public Sewer			1	1,914	1,455
Water Well, 150 Feet			1	9,232	7,016
Deck					
Composite w/Roof (Deck Portion)			130	3,342	2,540
Composite w/Roof (Roof portion)			130	3,089	2,348
			Totals:	168,635	128,164

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 164,434

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-282-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCREADIE DAVID A & CAROL	MCCREADIE DAVID A & CAROL	0	04/02/2016	QC	18-LIFE ESTATE	1158-2041	PROPERTY TRANSFER	0.0
		325,000	07/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

819 LONG POINT

Owner's Name/Address

MCCREADIE DAVID A & CAROL A
15787 ROBINWOOD DR
NORTHVILLE MI 48168

Tax Description

L-1050 P-424 ((L-1037P-313&L-942P-1967) 234 LOTS 33 & 34 2ND ADD TO LAKE POINT SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/28/2024	INSPECTED
CW	07/16/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	130.00	1.0000	0.9718	3400	100		330,407
100 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	330,407

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1149	48	3,629
D/W/P: Asphalt Paving	3.10	400	73	905
Total Estimated Land Improvements True Cash Value =				4,534

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	165,200	116,300	281,500			148,140C
2024	155,500	110,900	266,400			143,686C
2023	136,100	89,500	225,600			136,844C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1472 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,472
Total Base New : 247,911 E.C.F.
Total Depr Cost: 168,580 X 1.283
Estimated T.C.V: 216,288

(16) Porches/Decks

Area	Type
126	CCP (1 Story)
427	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1472 SF Floor Area = 1472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,472		
			Total:	181,859	123,665
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Water/Sewer					
1000 Gal Septic			1	4,864	3,308
Water Well, 100 Feet			1	5,808	3,949
Porches					
CCP (1 Story)			126	3,476	2,364
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	33,687	22,907
Fireplaces					
Exterior 1 Story			1	6,513	4,429
Deck					
Composite			427	7,058	4,799
			Totals:	247,911	168,580

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 216,288

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS HAROLD E JR & JAN	WILLIAMS HAROLD E JR [LE]	0	10/17/2024	QC	15-LADY BIRD	1188:1508	PROPERTY TRANSFER	0.0
WILLIAMS JANET M		0	02/04/2019	OTH	07-DEATH CERTIFICATE	1188:1510	OTHER	0.0

Property Address

148 CLEARVIEW DR

Owner's Name/Address

WILLIAMS HAROLD E JR [LE]
148 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-738 P-284 234 LOT 1 LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/17/1997

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	1060	74	14,135
Wood Frame	29.53	96	74	2,098
Total Estimated Land Improvements True Cash Value =				16,233

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	178,500	263,500			132,506C
2024	80,000	170,700	250,700			128,522C
2023	70,000	138,800	208,800			122,402C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1288 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 28
Floor Area: 2,870
Total Base New : 360,183 E.C.F.
Total Depr Cost: 259,333 X 1.283
Estimated T.C.V: 332,724

(16) Porches/Decks

Area	Type
336	WSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1288 SF Floor Area = 2870 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,288		
1 Story	Siding	Overhang	616		
			Total:	302,421	217,744

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	3,345
Porches			
WSEP (1 Story)	336	15,241	10,974
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	616	23,359	16,818
Common Wall: 1 Wall	1	-2,219	-1,598
Water/Sewer			
Public Sewer	1	1,494	1,076
Water Well, 150 Feet	1	8,594	6,188
Fireplaces			
Interior 2 Story	1	6,647	4,786
	Totals:	360,183	259,333

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 332,724

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAX IRENE ESTATE	PENKALA DEBRA 1/4 INT & RU	0	09/09/2015	OTH	09-FAMILY	1153-1531	PROPERTY TRANSFER	0.0
PENKALA DEBRA 1/2 INT	JAX IRENE A 1/4 INT	0	07/15/2015	OTH	21-NOT USED/OTHER	1151-2330	PROPERTY TRANSFER	25.0
PENKALA FRANK G ETAL ESTAT	PENKALA DEBRA 1/2 INT	0	07/24/2014	OTH	21-NOT USED/OTHER	1142-1003	PROPERTY TRANSFER	50.0

Property Address

146 CLEARVIEW DR

Owner's Name/Address

PENKALA DEBRA & RUDY PAMELA
JAX GLENN & ZEDDE J & ENGLAND J
20733 SHOREVIEW ST
CLINTON TOWNSHIP MI 48035

Tax Description

L-697 P-446-449 234 146 CLEARVIEW 48629
LOT 2 LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
UNKNOWN	10/30/2020	LU20-4359	COMPLETE
ADDITION	12/07/2016	1598-76	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
MH	12/29/2016	INSPECTED
DMG	06/08/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	135	20	156
Metal Prefab	15.51	70	20	217
Total Estimated Land Improvements True Cash Value =				373

Work Description for Permit LU20-4359, Issued 10/30/2020: RETAG, CONSTRUCTION WITHOUT PERMITS, PERMIT NOT SPECIFIC TO THE PROJECT.
Work Description for Permit 1598-76, Issued 12/07/2016: PLEASE CHECK PER OWNER, THINK TOO HIGH
PLEASE CALL WHEN DONE 586-321-0485 ASK FOR PAM

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	42,100	127,100			80,416C
2024	80,000	40,000	120,000			77,999C
2023	70,000	31,900	101,900			74,285C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 620 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

2	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 51
Floor Area: 620
Total Base New : 92,640 E.C.F.
Total Depr Cost: 45,394 X 1.283
Estimated T.C.V: 58,241

(16) Porches/Decks

Area	Type
24	CPP
24	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 620 SF Floor Area = 620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	620		
			Total:	73,424	35,977
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	576
Water Well, 150 Feet			1	8,124	3,981
Fireplaces					
Interior 1 Story			2	8,259	4,047
Porches					
CPP			24	599	294
CCP (1 Story)			24	1,059	519
			Totals:	92,640	45,394

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 58,241

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 51
Floor Area: 192
Total Base New : 36,309 E.C.F.
Total Depr Cost: 17,790 X 1.283
Estimated T.C.V: 22,824

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 192 SF Floor Area = 192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	192		
			Total:	24,359	11,935

Other Additions/Adjustments
Garages
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	12,868	6,305
Common Wall: 1/2 Wall	1	-918	-450
	Totals:	36,309	17,790

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 22,824

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTSON JAMES E & SHIRLE	ROBERTSON JAMES E & SHIRLE	0	08/22/2024	QC	15-LADY BIRD	1188:268	PROPERTY TRANSFER	0.0
BRUNT, SAMUEL & VICKI	ROBERTSON, JAMES & SHIRLEY	0	08/31/2012	WD	21-NOT USED/OTHER	1119/1042	OTHER	100.0
BRUNT LEOLA F	BRUNT, SAMUEL & VICKI	0	09/18/2008	QC	21-NOT USED/OTHER	1090/305	OTHER	0.0

Property Address

CLEARVIEW DR

Owner's Name/Address

ROBERTSON JAMES E & SHIRLEY M [LE]
4329 SILICA DR
LAKE ORION MI 48359

Tax Description

L-282 P-55 234 LOT 3 LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	0	85,000			60,659C
2024	80,000	0	80,000			58,836C
2023	70,000	0	70,000			56,035C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTSON JAMES E & SHIRLE	ROBERTSON JAMES E & SHIRLE	0	08/22/2024	QC	15-LADY BIRD	1188:268	PROPERTY TRANSFER	0.0
BRUNT, SAMUEL & VICKI	ROBERTSON, JAMES & SHIRLEY	345,000	08/31/2012	WD	21-NOT USED/OTHER	1119/1042	OTHER	100.0
BRUNT LEOLA F	BRUNT, SAMUEL & VICKI	0	09/18/2008	QC	21-NOT USED/OTHER	1090/305	OTHER	0.0

Property Address
142 CLEARVIEW DR

Owner's Name/Address
ROBERTSON JAMES E & SHIRLEY M [LE]
4329 SILICA DR
LAKE ORION MI 48359

Tax Description
L-282 P-55 234 LOTS 4 & 5 LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	11/05/2014	PB14-0291	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	816	89	4,778
D/W/P: 3.5 Concrete	6.58	336	89	1,968
Total Estimated Land Improvements True Cash Value =				6,746

Work Description for Permit PB14-0291, Issued 11/05/2014: 1600 SQ FT ADDITION TO EAST/FRONT OF HOUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	207,100	377,100			218,755C
2024	160,000	198,000	358,000			212,178C
2023	140,000	160,300	300,300			202,075C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1960	2015

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2952 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 2,952
Total Base New : 393,434 E.C.F.
Total Depr Cost: 310,811 X 1.283
Estimated T.C.V: 398,771

(16) Porches/Decks

Area	Type
90	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960
(11) Heating System: Forced Heat & Cool
Ground Area = 2952 SF Floor Area = 2952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,952		
			Total:	354,562	280,104
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,670
Porches					
CCP (1 Story)			90	2,560	2,022
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	24,904	19,674
Common Wall: 1.5 Wall			1	-3,326	-2,628
Water/Sewer					
Public Sewer			1	1,494	1,180
Water Well, 150 Feet			1	8,594	6,789
			Totals:	393,434	310,811

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 398,771

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-006-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FELDPAUCH RICHARD S & ROSE	FELDPAUSCH RICHARD S & ROS	0	08/28/2023	QC	14-INTO/OUT OF TRUST	1185:1146	PROPERTY TRANSFER	0.0

Property Address

138 CLEARVIEW DR

Owner's Name/Address

FELDPAUSCH RICHARD S & ROSE A TRUST
138 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-919 P-421 234 LOT 6 & LOT 7 EXC SLY 10FT THEREOF PAR A LANTZ SUBD PP: 006-290-006-0000 & 290-008-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/2004

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	90.00	150.00	1.0000	1.0000	3400	100		306,000
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	306,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	898	59	3,486
D/W/P: 3.5 Concrete	6.58	24	59	93
Total Estimated Land Improvements True Cash Value =				3,579

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	153,000	98,200	251,200			177,955C
2024	144,000	93,700	237,700			172,605C
2023	126,000	75,600	201,600			164,386C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1450 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 41
Floor Area: 1,450
Total Base New : 247,768 E.C.F.
Total Depr Cost: 146,184 X 1.283
Estimated T.C.V: 187,554

(16) Porches/Decks

Area	Type
16	CPP
54	CCP (1 Story)
54	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 891
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1450 SF Floor Area = 1450 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,450		
			Total:	194,152	114,550
Other Additions/Adjustments					
Porches					
CCP (1 Story)			54	1,612	951
CPP			54	1,284	758
CPP			16	447	264
Garages					
Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)					
Base Cost			891	36,754	21,685
Common Wall: 1 Wall			1	-3,082	-1,818
Water/Sewer					
Public Sewer			1	1,494	881
Water Well, 150 Feet			1	8,594	5,070
Fireplaces					
Exterior 1 Story			1	6,513	3,843
			Totals:	247,768	146,184

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 187,554

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-008-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FELDPAUCH RICHARD S & ROSE	FELDPAUSCH RICHARD S & ROS	0	08/28/2023	QC	14-INTO/OUT OF TRUST	1185:1146	PROPERTY TRANSFER	0.0
		192,000	08/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

CLEARVIEW DR

Owner's Name/Address

FELDPAUSCH RICHARD S & ROSE A TRUST
138 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

(L-638P-470-471&L-579P-21&L-936P-2456)
234 L-961 P-479 LOT 8 & SLY 10FT OF LOT 7
LANTZ SUBD PP: 006-290-006-0000 &
290-008-0000

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/01/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #11	3.26	200	49	319
Total Estimated Land Improvements True Cash Value =				319

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	200	102,200			72,792C
2024	96,000	200	96,200			70,604C
2023	84,000	200	84,200			67,242C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHAELS JOHN D & LINDA A	MICHAELS JOHN D & LINDA A	0	04/24/2025	QC	14-INTO/OUT OF TRUST	1190:334	DEED	0.0
WILLIAMS JERRY L	MICHAELS JOHN D & LINDA A	140,000	06/09/2016	MLC	03-ARM'S LENGTH	1159-0580	PROPERTY TRANSFER	100.0
WILLIAMS JERRY L & PAULA D	MICHAELS JOHN D & LINDA A	140,000	06/09/2016	WD	16-LC PAYOFF	1160-0395	PROPERTY TRANSFER	0.0

Property Address

132 CLEARVIEW DR

Owner's Name/Address

MICHAELS JOHN D & LINDA A REV TRUST
PO BOX 183083
SHELBY TWP MI 48318

Tax Description

L-984 P-743 (L-936 P-2452) 234 LOT 9
LANTZ SUBD PP: 006-290-008-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	08/30/2018	LU18-4196	COMPLETE
HOUSE	04/14/2017	PB17-0061	COMPLETE
ADDITION	/ /	PB16-0376	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2018	INSPECTED
MH	12/21/2017	INSPECTED
MH	12/29/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Work Description for Permit LU18-4196, Issued 08/30/2018: PATIO ON LAKE SIDE
Work Description for Permit PB17-0061, Issued 04/14/2017: 2 STY RES DWELLING 5990 SF
Work Description for Permit PB16-0376, Issued / / : SINGLE FAMILY DETACHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	389,800	474,800			270,306C
2024	80,000	373,300	453,300			262,179C
2023	70,000	302,200	372,200		372,200C	249,695C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2016	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 2361 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 6
Floor Area: 3,663
Total Base New : 634,838 E.C.F.
Total Depr Cost: 596,747 X 1.283
Estimated T.C.V: 765,626

(16) Porches/Decks

Area	Type
231	CCP (1 Story)
196	CCP (1 Story)
1224	CPP

(17) Garage

Year Built: 2016
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1165
% Good: 0
Storage Area: 280
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 2016
(11) Heating System: Forced Heat & Cool
Ground Area = 2361 SF Floor Area = 3663 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,955		
1 Story	Siding	Crawl Space	406		
0.5 Story	Siding	Overhang	649		
			Total:	484,106	455,059
Other Additions/Adjustments					
Exterior					
Stone Veneer			739	34,467	32,399
Plumbing					
3 Fixture Bath			1	6,832	6,422
Porches					
CCP (1 Story)			231	7,739	7,275
CCP (1 Story)			196	6,695	6,293
CPP			1224	21,689	20,388
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Storage Over Garage			280	5,032	4,730
Common Wall: 1 Wall			1	-2,651	-2,492
Base Cost			1165	49,443	46,476
Water/Sewer					
Public Sewer			1	1,914	1,799
Water Well, 150 Feet			1	9,232	8,678
Fireplaces					
Exterior 2 Story			1	10,340	9,720
			Totals:	634,838	596,747

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GANDOLFI FRED V & PATRICIA	BAKER JOHN P JR & BARBARA	265,000	08/30/2017	WD	03-ARM'S LENGTH	1163:1312	PROPERTY TRANSFER	100.0
		303,500	09/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

130 CLEARVIEW DR

Owner's Name/Address

BAKER JOHN P JR & BARBARA J
130 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-1033 P-1170
(L-1014P-2246&L-770P-525)234 LOT 10 LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/07/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1186	49	3,580
Total Estimated Land Improvements True Cash Value =				3,580

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	129,600	214,600			124,358C
2024	80,000	123,600	203,600			120,619C
2023	70,000	99,900	169,900			114,876C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1196 S.F.
Slab: 752 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,948
Total Base New : 290,186 E.C.F.
Total Depr Cost: 194,685 X 1.283
Estimated T.C.V: 249,781

(16) Porches/Decks

Area	Type
581	Treated Wood
128	Brzwy, FW

(17) Garage

Year Built: 2007
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1948 SF Floor Area = 1948 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,196			
1 Story	Siding	Slab	752			
			Total:	212,900	134,128	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,432	
Deck						
Treated Wood			581	8,140	6,024	*7
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	17,020	*8
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			924	28,136	21,383	*7
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Breezeways						
Frame Wall			128	7,674	7,597	*9
			Totals:	290,186	194,685	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 249,781

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROVER CARROLL & SHIRLEY	THELEN, MARK & DAWN	275,000	07/22/2009	WD	03-ARM'S LENGTH	1085/770	OTHER	100.0

Property Address

128 CLEARVIEW DR

Owner's Name/Address

THELEN MARK H & DAWN M TRUST
7453 CEDAR RIDGE DR
PORTLAND MI 48875

Tax Description

L-975 P-1912 (L-663 P-199) 234 LOT 11 LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	07/27/2009	178	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	11/10/2017	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1700	71	7,942
D/W/P: 3.5 Concrete	6.58	280	71	1,308
Total Estimated Land Improvements True Cash Value =				9,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	141,200	226,200			123,892C
2024	80,000	135,100	215,100			120,167C
2023	70,000	109,300	179,300			114,445C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Vaulted		

(7) Excavation

Basement: 0 S.F.
Crawl: 1125 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 16
Floor Area: 1,461
Total Base New : 247,031 E.C.F.
Total Depr Cost: 207,518 X 1.283
Estimated T.C.V: 266,246

(16) Porches/Decks

Area	Type
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1125 SF Floor Area = 1461 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	453		
			Total:	198,963	167,140

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,903
Deck			
Treated Wood	240	4,670	3,923
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	23,575	19,803
Storage Over Garage	312	4,287	3,601
Common Wall: 1 Wall	1	-2,219	-1,864
Water/Sewer			
Public Sewer	1	1,494	1,255
Water Well, 150 Feet	1	8,594	7,219
Fireplaces			
Direct-Vented Gas	1	3,021	2,538
	Totals:	247,031	207,518

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 266,246

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON BERNARD L	ROBINSON BERNARD L ESTATE	0	09/04/2022	OTH	07-DEATH CERTIFICATE	OBITARY ONLINE	OTHER	0.0
ROBINSON BERNARD	ROBINSON, BERNARD	0	09/09/2011	QC	21-NOT USED/OTHER	1107/1389	OTHER	0.0
		329,000	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
126 CLEARVIEW DR

Owner's Name/Address
ROBINSON BERNARD L ESTATE
PO BOX 221
EDENVILLE MI 48620

Tax Description
L-727 P-106&113 234 LOTS 12 TO 15 INC LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	200.00	150.00	1.0000	1.0000	3400	100		680,000
200 Actual Front Feet, 0.69 Total Acres							Total Est. Land Value =	680,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	590	49	1,781
Total Estimated Land Improvements True Cash Value =				1,781

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	340,000	47,600	387,600			264,620C
2024	320,000	45,100	365,100			256,664C
2023	258,200	81,400	339,600			244,442C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1965	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2371 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 55
Floor Area: 2,371
Total Base New : 314,356 E.C.F.
Total Depr Cost: 70,728 X 1.283
Estimated T.C.V: 90,744

(16) Porches/Decks

Area	Type
119	CCP (1 Story)
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 990
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1965
(11) Heating System: Forced Hot Water
Ground Area = 2371 SF Floor Area = 2371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/50/100/22.5
Functional Depreciation because of: CONDITION
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	2,371		
			Total:	262,449	59,050
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	2,596	584
Porches					
CCP (1 Story)			119	3,019	679
CPP			24	633	142
Garages					
Class: CD Exterior: Brick Foundation: 18 Inch (Unfinished)					
Base Cost			990	35,511	7,990
Common Wall: 1.5 Wall			1	-4,237	-953
Water/Sewer					
Public Sewer			1	1,326	298
Water Well, 150 Feet			1	8,359	1,881
Fireplaces					
Interior 1 Story			1	4,700	1,057
			Totals:	314,356	70,728

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 90,744

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COSSINS JAMES M & MICHELLE	COSSINS JAMES M & MICHELLE	0	02/13/2019	QC	18-LIFE ESTATE	1168:1102	DEED	0.0
REDMOND TINA L	COSSINS JAMES M & MICHELLE	165,000	08/18/2016	WD	03-ARM'S LENGTH	1159-2317	PROPERTY TRANSFER	100.0
REDMOND DANIEL & TINA L	REDMOND TINA L	0	05/16/2016	QC	09-FAMILY	1159-153	PROPERTY TRANSFER	0.0
RICHARDSON KATHERINE M TRU	REDMOND DANIEL & TINA L	167,000	07/26/2013	WD	03-ARM'S LENGTH	1130/2143	OTHER	100.0

Property Address

118 CLEARVIEW DR

Owner's Name/Address

COSSINS JAMES M & MICHELLE M [LE]
22440 MEADOW WOODS CIRCLE
TAYLOR MI 48180

Tax Description

L-1039 P-639 (L-578 P-537) 234 118 CLEARVIEW DRIVE 48629LOT 16 LANTZ SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1026	78	2,313
Total Estimated Land Improvements True Cash Value =				2,313

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	86,900	171,900			112,505C
2024	80,000	83,100	163,100			109,123C
2023	70,000	66,700	136,700			103,927C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1156 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 1,156
Total Base New : 176,201 E.C.F.
Total Depr Cost: 130,388 X 1.283
Estimated T.C.V: 167,288

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1156 SF Floor Area = 1156 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,156		
			Total:	133,697	98,935

Other Additions/Adjustments
Garages

Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	308	13,028	9,641
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	19,791	14,645
Water/Sewer			
Public Sewer	1	1,326	981
Water Well, 150 Feet	1	8,359	6,186
	Totals:	176,201	130,388

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 167,288

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-017-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOUGHTON LAKESIDE HOTEL PR	LAKESIDE LODGING LLC	2,260,000	11/15/2022	CD	22-OUTLIER	1182:2682	PROPERTY TRANSFER	100.0
ID GAFWIC LLC	HOUGHTON LAKESIDE HOTEL PI	2,250,000	04/21/2015	CD	21-NOT USED/OTHER	1149-434	PROPERTY TRANSFER	100.0

Property Address

100 CLEARVIEW DR

Owner's Name/Address

LAKESIDE LODGING LLC
100 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

(L-946 P-2157 L-700 P-308 L-958 P-1464) L-973 P-47-49 (L-947P-1391) 234 HALLAUER LOTS 17 THRU 25 INCL LANTZ SUBD PP: 006-290-017-0000 & 290-019-0000 & 290-020-0000 & 290-021-0000

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-W

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	04/27/2012	120055	COMPLETE

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

DMG 06/11/2012 INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LV-OVER 50'	446.00	259.00	0.6455	1.0000	3400	100		978,906
446 Actual Front Feet, 2.65 Total Acres							Total Est. Land Value =	978,906

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Hot Tub	12,678.75	1	79	10,016
Total Estimated Land Improvements True Cash Value =				10,016

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	489,500	1,649,500	2,139,000			2,139,000S
2024	460,700	1,621,000	2,081,700			2,081,700S
2023	403,100	1,612,600	2,015,700			2,015,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 40
Floor Area: 0
Total Base New : 109,245 E.C.F.
Total Depr Cost: 65,547 X 0.897
Estimated T.C.V: 58,796

(16) Porches/Decks

Area	Type
15	CCP (1 Story)
1114	CSEP (1 Story)
480	CPP
950	Treated Wood
1114	Treated Wood
2120	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories / Exterior / Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Porches			
CPP	480	7,474	4,484
CCP (1 Story)	15	755	453
CSEP (1 Story)	1114	46,665	27,999
Deck			
Treated Wood	950	12,341	7,405
Treated Wood	1114	14,471	8,683
Treated Wood	2120	27,539	16,523
	Totals:	109,245	65,547

Notes:

ECF (2001 COMMERCIAL) 0.897 => TCV: 58,796

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Hotels - Limited Service

Class: C
Floor Area: 62,559
Gross Bldg Area: 71,999
Stories Above Grd: 4
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 45
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Zoned A.C. Warm & Cooled Air 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 21672
Ave. Perimeter: 794
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 4 Story Height: 8 Perimeter: 794

Base Rate for Upper Floors = 119.29

(10) Heating system: Zoned A.C. Warm & Cooled Air Cost/SqFt: 26.87 100%
Adjusted Square Foot Cost for Upper Floors = 146.16

Total Floor Area: 62,559 Base Cost New of Upper Floors = 9,143,623

Reproduction/Replacement Cost = 9,143,623
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 3,200,268

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	31.78	1292	1.000	1.000	41,060

Total Cost of Lump-Sum Items = 41,060
Total Cost New = 41,060

Architectural Multiplier: 0.50
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc.		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

1292 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Motels - Recreational (Pool) Enclosures

Class: C
Floor Area: 9,440
Gross Bldg Area: 71,999
Stories Above Grd: 1
Average Sty Hght : 20
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 45
Physical %Good: 35
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Heat Pump System 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 9440
Ave. Perimeter: 294
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 20 Perimeter: 294

Base Rate for Upper Floors = 84.92

(10) Heating system: Heat Pump System Cost/SqFt: 29.22 100%
Adjusted Square Foot Cost for Upper Floors = 114.14

Total Floor Area: 9,440 Base Cost New of Upper Floors = 1,077,482

Reproduction/Replacement Cost = 1,077,482
Eff.Age:45 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0
Total Depreciated Cost = 377,119

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI17/WATS/ENCTF/60A	88549.30	1	0.75	10	6,641
/CI16/YARI/COMSP/POUCP/400060A	90.30	5200	0.75	10	35,217

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 2 = 372,051
Replacement Cost/Floor Area= 158.48 Est. TCV/Floor Area= 39.41

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLUM PAULINE K ESTATE	DILTS CHRISTOPHER & OCONNC	0	06/15/2017	WD	16-LC PAYOFF	1162:2120	PROPERTY TRANSFER	0.0
FLUM PAULINE K	DILTS, CHRISTOPHER & TINA	79,500	04/29/2012	LC	21-NOT USED/OTHER	1116/1037	OTHER	100.0
		153,000	09/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
147 CLEARVIEW DR & PETER	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 04/29/2012					
Owner's Name/Address	SA:					
DILTS CHRISTOPHER & OCONNOR TINA 147 CLEARVIEW DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

Tax Description

L-943 P-635 (L-559 P-687) 234 147 CLEARVIEW DRIVE 48629COM AT NE COR OF SE1/4 OF NE1/4 SEC 33 T23N R4W TH W ON 1/8 LN 66 FT TH S0DEG14 'E 33 FT FOR POB TH W 161.3 FT TO E R/W US 27 TH S 102 FT TH E 141.7 FT TH N 100FT TO POB PART OF OUTLOT A LANTZ SUBD.

Comments/Influences

X	Improved		Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	DENIED ACC
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1370	63	5,317
Wood Frame	24.89	120	63	1,882
Total Estimated Land Improvements True Cash Value =				7,199

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	81,000	114,800			51,728C
2024	25,000	76,800	101,800			50,173C
2023	20,000	67,600	87,600			47,784C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1728 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 1,728
Total Base New : 245,306 E.C.F.
Total Depr Cost: 181,934 X 0.833
Estimated T.C.V: 151,551

(16) Porches/Decks

Area	Type
216	CCP (1 Story)
180	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1728 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,728			
			Total:	194,576	143,985	
Other Additions/Adjustments						
Exterior						
Brick Veneer			224	3,541	2,620	
Porches						
CCP (1 Story)			216	5,126	3,793	
CGEP (1 Story)			180	10,249	7,994	*7
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	22,129	16,375	
Water/Sewer						
Public Sewer			1	1,326	981	
Water Well, 150 Feet			1	8,359	6,186	
			Totals:	245,306	181,934	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 151,551

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTSON JAMES E & SHIRLE	ROBERTSON JAMES E & SHIRLE	0	08/22/2024	QC	15-LADY BIRD	1188:268	PROPERTY TRANSFER	0.0
BRUNT, SAMUEL & VICKI	ROBERTSON, JAMES & SHIRLEY	0	08/31/2012	WD	21-NOT USED/OTHER	1119/1042	OTHER	100.0
BRUNT LEOLA F	BRUNT SAMUEL & VICKI	0	09/18/2008	QC	21-NOT USED/OTHER	1090/305	OTHER	0.0

Property Address

CLEARVIEW DR & N HARRISON

Owner's Name/Address

ROBERTSON JAMES E & SHIRLEY M [LE]
4329 SILICA DR
LAKE ORION MI 48359

Tax Description

L-294 P-525 234 COM AT NE COR SE1/4 OF NE1/4 SEC 33 TH WON 1/8 LN 66 FT TH S 133 FT FOR POB TH W 141.7 FT TO E R/W OF US 27 TH S11DEG25'E76.5 FT TH E 126.95 FT TH N 75 FT TO POBT23N R4W PART OF OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	09/16/2011	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	75.00	150.00	1.0000	1.0000	675	100		50,625
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	50,625

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,300	0	25,300			12,386C
2024	18,800	0	18,800			12,014C
2023	15,000	0	15,000			11,442C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTSON JAMES E & SHIRLE	ROBERTSON JAMES E & SHIRLE	0	08/22/2024	QC	15-LADY BIRD	1188:268	PROPERTY TRANSFER	0.0
BRUNT, SAMUEL & VICKI	ROBERTSON, JAMES & SHIRLEY	0	08/31/2012	WD	21-NOT USED/OTHER	1119/1042	OTHER	100.0
BRUNT LEOLA F	BRUNT, SAMUEL & VICKI	0	09/18/2008	QC	21-NOT USED/OTHER	1090/305	OTHER	0.0

Property Address

142 CLEARVIEW DR & N HARRISON

Owner's Name/Address

ROBERTSON JAMES E & SHIRLEY M [LE]
4329 SILICA DR
LAKE ORION MI 48359

Tax Description

L-282 P-55 234 COM AT NE COR OF SE1/4 OF NE1/4 SEC 33 TH S 208 FT TH W 66 FT FOR POB TH W 126. 95 FT TH S11DEG25'E 76.5 FT TH E 112.1 FT TH N 75 FT TO POB OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	75.00	150.00	1.0000	1.0000	675	100		50,625
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	50,625

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	950	89	5,563
Total Estimated Land Improvements True Cash Value =				5,563

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,300	10,700	36,000			15,774C
2024	18,800	10,200	29,000			15,300C
2023	15,000	9,200	24,200			14,572C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 41
Floor Area: 0
Total Base New : 31,363 E.C.F.
Total Depr Cost: 18,504 X 0.833
Estimated T.C.V: 15,414

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 920
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			920	31,363	18,504
			Totals:	31,363	18,504

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 15,414

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOMOVSKI JORDANKA TRUST	TOMOVSKI BOBAN	0	03/19/2024	QC	21-NOT USED/OTHER	1186:2246	DEED	100.0

Property Address

CLEARVIEW & N HARRISON

Owner's Name/Address

TOMOVSKI BOBAN
52373 CHARING WAY
SHELBY TWP MI 48315

Tax Description

234 L-1041 P-2110 (L-585 P-181) COM AT NE COR OF SE 1/4 OF NE 1/4 SEC 33T23 N R4 W TH W ON 1/8 LINE 66 FT TH S 283 FT FOR POB TH S 100 FT TH W 92.3 FT TH N TO PT W OF POB TH E 112.1 FT TO POB PART OF OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	09/16/2011	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	100.00	1.0000	0.8165	675	100		55,114
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	55,114

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	27,600	0	27,600			27,600S
2024	20,400	0	20,400			6,146C
2023	16,300	0	16,300			5,854C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHAELS JOHN D & LINDA A	MICHAELS JOHN D & LINDA A	0	04/24/2025	QC	14-INTO/OUT OF TRUST	1190:335	DEED	0.0
LICHT MICHAEL H	MICHAELS JOHN D & LINDA A	30,000	06/27/2019	WD	03-ARM'S LENGTH	1169:2024	PROPERTY TRANSFER	100.0
JUREK KENNETH P & BARBARA	LICHT, MICHAEL	29,000	05/09/2009	WD	03-ARM'S LENGTH	1082/1967	OTHER	100.0

Property Address

CLEARVIEW DR

Owner's Name/Address

MICHAELS JOHN D & LINDA A REV TRUST
PO BOX 183083
SHELBY TWP MI 48318

Tax Description

L-638 P-470 234 138 CLEARVIEW DR 48629 COM AT NE COR OF SE 1/4 OF NE 1/4 SEC 33T23N R4W TH W ON 1/8 LINE 66 FT TH S 383 FT FOR POB TH S 100 FT TH W 72.5 FT TH N 102 FT TH E 92.3 FT TO POB PART OF OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	92.00	1.0000	0.7832	675	100		52,863
100 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	52,863

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	26,400	9,200	35,600			17,263C
2024	19,600	8,600	28,200			16,744C
2023	15,700	7,600	23,300		23,300C	15,947C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 0
Total Base New : 33,881 E.C.F.
Total Depr Cost: 21,684 X 0.833
Estimated T.C.V: 18,063

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1176
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1176	33,881	21,684
			Totals:	33,881	21,684

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,063

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GANDOLFI FRED V & PATRICIA	BAKER JOHN P JR & BARBARA	30,000	08/30/2017	WD	03-ARM'S LENGTH	1163:1311	PROPERTY TRANSFER	100.0

Property Address

CLEARVIEW DR

Owner's Name/Address

BAKER JOHN P JR & BARBARA J
130 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-1033 P-1170 (L-1014P-2246&L-770P-525) 234 COM AT NE COR OF SE 1/4 OF NE 1/4 SEC 33T23 N R4 W TH W ON 1/8 LINE 66 FT TH S 14'E 483 FT FOR POB TH W 72.5 FT TO R/W TH S 11 DEG 25' E 51 FT TH E 62.6 FTTH N 14'W 50 FT TO POB PART OF OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/07/2017
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1048	74	4,777
Total Estimated Land Improvements True Cash Value =				4,777

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	11,500	28,400			15,650C
2024	12,500	11,100	23,600			15,180C
2023	10,000	9,900	19,900			14,458C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 21
Floor Area: 0
Total Base New : 27,438 E.C.F.
Total Depr Cost: 21,676 X 0.833
Estimated T.C.V: 18,056

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			672	27,438	21,676
			Totals:	27,438	21,676

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,056

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-032-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROVER CARROLL & SHIRLEY	THELEN, MARK & DAWN	0	07/22/2009	WD	21-NOT USED/OTHER	1085/770	OTHER	100.0

Property Address

127 CLEARVIEW DR

Owner's Name/Address

THELEN MARK H & DAWN M TRUST
7453 CEDAR RIDGE DR
PORTLAND MI 48875

Tax Description

L-975 P-1912 (L-663 P-199) 234 COM AT 1/4 COR COMMON TO SECS 33 & 34 THN0DEG14'W ALG SEC LINE 779.26FT TO NW COR OF LOT 11 OF LANTZ SUBD TH N89DEG59'56"W 66FT TO WLY R/W LINE OF LANTZ AVE FOR POB TH N89DEG59'56"W 62.6FT TO ELY R/W OF US-27 TH S11DEG25'22"E ALG R/W 66.31FT TH S89DEG59'56"E 49.73FT TO W R/W OF LANTZ AVE TH NODEG14'W ALG R/W 65FT TO POB. PART OF OUTLOT A LANTZ SUB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	65.00	150.00	1.0000	1.0000	675	100		43,875
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	43,875

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	784	49	2,366
Total Estimated Land Improvements True Cash Value =				2,366

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	21,900	9,200	31,100			14,211C
2024	16,300	8,700	25,000			13,784C
2023	13,000	7,800	20,800			13,128C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 0
Total Base New : 27,438 E.C.F.
Total Depr Cost: 18,932 X 0.833
Estimated T.C.V: 15,770

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1990
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			672	27,438	18,932
			Totals:	27,438	18,932

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 15,770

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-032-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON BERNARD L	ROBINSON BERNARD L ESTATE	0	09/04/2022	OTH	07-DEATH CERTIFICATE	OBITARY ONLINE	OTHER	0.0
ROBINSON BERNARD	ROBINSON, BERNARD	0	09/09/2011	QC	21-NOT USED/OTHER	1107/1398	DEED	0.0

Property Address

CLEARVIEW DR

Owner's Name/Address

ROBINSON BERNARD L ESTATE
PO BOX 221
EDENVILLE MI 48620

Tax Description

L-727 P-106&113 234 COM AT NE COR OF SE1/4 OF NE1/4 SEC 33 TH W ON 1/8 LINE 66FT TH S00D14'E 598' FOR POB; TH N89D59'56"W 49.73' TO E R/W LINE OF US27, TH S11D25'E TO R/W LINE TO E LINE OF OUTLOT A, TH N00D14'W 251.2' TO POB. PART OF OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	09/16/2011	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	10.00	100.00	1.0000	1.0000	200	100		2,000
10 Actual Front Feet, 0.02 Total Acres							Total Est. Land Value =	2,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,000	0	1,000			362C
2024	800	0	800			352C
2023	800	0	800			336C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACKENZIE RICHARD C JR &DE	WESSERLING ERIC & LAURA	200	01/17/2014	OTH	21-NOT USED/OTHER	1142-1945	OTHER	100.0
		7,500	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

PETER ST & N HARRISON

Owner's Name/Address

WESSERLING ERIC & LAURA
6701 RICH RD
NORTH FORT MYERS FL 33917

Tax Description

(L-985P-1516-1518(L-983P-1210&L740P-612)2 34 L-999P-1166 (L-986P-1151) ALL THAT PART OF OUTLOT A LYING W OF CO RD 270 EXC S 800 FT THEREOF OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/16/2011	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			1.000 Acres		12,500	100		12,500
WET/UNBUILDABLE			3.000 Acres		0	100		0
			4.00 Total Acres		Total Est. Land Value =			12,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,300	0	6,300			2,811C
2024	6,000	0	6,000			2,727C
2023	4,500	0	4,500			2,598C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSCOMMON COUNTY TREASURER	WESSERLING ERIC & LAURA	700	09/29/2015	QC	10-FORECLOSURE	1153-2525	PROPERTY TRANSFER	100.0
MACKENZIE ELIZABETH A	ROSCOMMON COUNTY TREASURER	0	02/03/2015	AFF	10-FORECLOSURE	1149-1511	PROPERTY TRANSFER	0.0
		7,500	07/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

N HARRISON RD

Owner's Name/Address

WESSERLING ERIC & LAURA
6701 RICH RD
NORTH FORT MYERS FL 33917

Tax Description

(L-985P1516-1518(L-983P-1210&L-740P-612)2 34 L-986 P-1150 N'LY 350 FT OF S'LY 800 FT LYING W'LY OF CO RD 270 OUTLOT A LANTZ SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			0.750 Acres		12,500	100		9,375
WET/UNBUILDABLE			3.850 Acres		0	100		0
			4.60 Total Acres		Total Est. Land Value =			9,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,700	0	4,700			1,659C
2024	4,500	0	4,500			1,610C
2023	3,400	0	3,400			1,534C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOSES CHRISTOPHER JR	MOSES CHRISTOPHER JR	0	08/12/2021	QC	21-NOT USED/OTHER	1177:2641	DEED	0.0
LOWE SUZAN M	MOSES CHRISTOPHER JR	185,000	09/07/2018	WD	03-ARM'S LENGTH	1167:0415	PROPERTY TRANSFER	100.0
HUBER JILL ANN & CRONIN CO	LOWE SUZAN M	159,999	09/06/2018	WD	16-LC PAYOFF	1167:0414	DEED	0.0
PORATH LAWRENCE A TRUST	HUBER JILL ANN & CRONIN CO	140,500	09/05/2018	WD	16-LC PAYOFF	1167:0412	DEED	0.0

Property Address

9651 W HOUGHTON LAKE DR

Owner's Name/Address

MOSES CHRISTOPHER JR
9651 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-983P-1210&L-740P-611-612) 234 L-1025 P-2486 (L-985P-1516-1518) S 450 FT OF OUTLOT A LYING W OF CO RD LANTZ SUBD 9651 W HOUGHTON LK DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/11/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/19/2024	PB24-0270	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
CW	07/29/2019	INSPECTED
DMG	11/23/2009	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			3.000 Acres		6,500	100		19,500
WET/UNUSABLE			4.000 Acres		0	100		0
			7.00 Total Acres		Total Est. Land Value =			19,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	114	68	510
D/W/P: 4in Ren. Conc.	8.18	167	88	1,202
D/W/P: Asphalt Paving	3.10	2424	50	3,757
Total Estimated Land Improvements True Cash Value =				5,469

Work Description for Permit PB24-0270, Issued 08/19/2024: RE-ROOFING 2 BUILDINGS: DWELLING & DETACHED GARAGE. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,800	144,400	154,200			110,161C
2024	10,200	138,900	149,100			106,849C
2023	7,500	121,100	128,600			101,761C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1848 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
2	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 3,018
Total Base New : 423,360 E.C.F.
Total Depr Cost: 309,054 X 0.897
Estimated T.C.V: 277,221

(16) Porches/Decks

Area	Type
252	CCP (1 Story)
320	Treated Wood
56	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1156
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2472 SF Floor Area = 3018 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding/Brick	Crawl Space	1,092		
1 Story	Siding/Brick	Crawl Space	756		
1 Story	Siding/Brick	Slab	624		
			Total:	337,717	246,534

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,392
Water/Sewer			
1000 Gal Septic	1	4,864	3,551
Water Well, 150 Feet	1	8,594	6,274
Porches			
CCP (1 Story)	252	6,396	4,669
Deck			
Treated Wood	320	5,638	4,116
Balcony			
Wood Balcony	56	2,281	1,665
Fireplaces			
Exterior 2 Story	2	16,047	11,714
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1156	37,177	27,139
	Totals:	423,360	309,054

Notes:
ECF (4001 RES ACREAGE GROUP 1) 0.897 => TCV: 277,221

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR LINDA D		0	05/08/2021	OTH	07-DEATH CERTIFICATE	1183:890	OTHER	0.0
WHITTINGTON, BARBARA	TAYLOR, CURTIS & LINDA TRU	146,000	09/06/2012	WD	03-ARM'S LENGTH	1118/2650	OTHER	100.0
MACKENZIE ELIZABETH A	WHITTINGTON, BARBARA	0	01/13/2010	QC	21-NOT USED/OTHER	1090/96,95	OTHER	100.0

Property Address

9201 PETER ST

Owner's Name/Address

TAYLOR CURTIS L & LINDA D TRUST
9201 PETER ST
HOUGHTON LAKE MI 48629

Tax Description

L-1016 P-2079 (L-519 P-115-115) 234 9201 PETER AVE THE NORTH 1246.8 FT OF OUTLOT B EXC BEG AT NW COR OF OUTLOT B TH E 249.28 FT TH S 61.61FT W 165FT S86DEG05'51FT W 133FT TH N0DEG23'W 188.67FT TO POB EXC COM AT NW COR OF OUTLOT B TH E 436.14FT TO POB TH E 233FT TH S17DEG12'W 295.54FT TH W145.50FT TH N 282.29FT TO POB PART OF OUTLOT B LANTZ SUB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: RURAL

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/31/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	02/01/2019	PB19-0008	COMPLETE
POLE BUILDING	04/10/2008	PB08-0035	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
KH	11/01/2019	INSPECTED
DMG	11/23/2009	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			11.000 Acres		3,664	100		40,300
			11.00 Total Acres		Total Est. Land Value =			40,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	522	74	2,542
Total Estimated Land Improvements True Cash Value =				2,542

Work Description for Permit PB19-0008, Issued 02/01/2019: 14 ROOF MOUNTED SOLAR PANELS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,200	166,300	186,500			105,598C
2024	18,500	160,000	178,500			102,423C
2023	15,800	145,500	161,300			97,546C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1884 S.F.
Slab: 448 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 2,332
Total Base New : 477,620 E.C.F.
Total Depr Cost: 359,595 X 0.897
Estimated T.C.V: 322,557

(16) Porches/Decks

Area	Type
304	Treated Wood
260	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Sid/Br
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 510
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2332 SF Floor Area = 2332 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding/Brick	Crawl Space	1,884			
1 Story	Siding/Brick	Slab	448			
			Total:	373,501	280,125	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	5,124	
Water/Sewer						
1000 Gal Septic			1	5,636	4,227	
Water Well, 150 Feet			1	9,232	6,924	
Deck						
Treated Wood			304	5,773	4,330	
Treated Wood			260	5,213	3,910	
Garages						
Class: BC Exterior: Sid/Br Foundation: 18 Inch (Unfinished)						
Base Cost			832	38,205	27,890	*7
Common Wall: 1 Wall			1	-2,651	-1,935	
Class: D Exterior: Pole (Unfinished)						
Base Cost			384	9,650	7,237	
Class: CD Exterior: Pole (Unfinished)						
Base Cost			1024	22,118	19,243	*8
No Concrete Floor			768	-4,692	-4,082	
Carports						
Aluminum			510	8,803	6,602	
			Totals:	477,620	359,595	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-036-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
9247 PETER ST

Owner's Name/Address
MACKENZIE MARILOU REVOCABLE TRUST 9247 PETER AVE HOUGHTON LAKE MI 48629

Tax Description
L-539 P-139 234 9247 PETER ST 48629 BEG AT NW COR OF OUTLOT B TH E 249.28 FTTH S 61.61 FT TH S44DEG20'33"W 165 FT TH S86DEG05'51"W 133 FT TH N0DEG23'W 188.67FT TO POB PART OF OUTLOT B LANTZ SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: RURAL

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	11/23/2009	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			1.500 Acres		10,000	100		15,000
			1.50 Total Acres			Total Est. Land Value =		15,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	816	74	1,872
D/W/P: 3.5 Concrete	6.58	624	74	3,038
Wood Frame	26.33	160	49	2,064
Wood Frame/Conc.	32.92	160	74	3,898
Total Estimated Land Improvements True Cash Value =				10,872

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,500	121,600	129,100			74,289C
2024	7,100	115,800	122,900			72,056C
2023	6,000	104,100	110,100			68,625C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1884 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

942	Recreation	SF
	Living	SF
1	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 31
Floor Area: 1,884
Total Base New : 365,835 E.C.F.
Total Depr Cost: 253,245 X 0.897
Estimated T.C.V: 227,161

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
616	Composite
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1884 SF Floor Area = 1884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,884			
			Total:	282,914	195,229	
Other Additions/Adjustments						
Recreation Room			942	18,209	12,564	
Exterior						
Stone Veneer			180	6,833	4,715	
Basement, Outside Entrance, Below Grade			1	2,560	1,766	
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Water/Sewer						
1000 Gal Septic			1	4,864	3,356	
Water Well, 150 Feet			1	8,594	5,930	
Porches						
CCP (1 Story)			96	2,708	1,869	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	15,377	
Common Wall: 1 Wall			1	-2,219	-1,531	
Deck						
Composite			616	9,345	6,448	
Treated Wood			24	1,096	756	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8
			Totals:	365,835	253,245	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-036-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COMBS CHARLES J & NANETTE	SHERMAN RICKY & KRISTYN K	310,000	12/01/2023	WD	03-ARM'S LENGTH	1185:2510	PROPERTY TRANSFER	100.0
MACKENZIE RICHARD C JR& DE	COMBS, CHARLES & NANETTE	95,000	08/31/2012	WD	03-ARM'S LENGTH	1119/2412	OTHER	100.0

Property Address

9183 PETER ST

Owner's Name/Address

SHERMAN RICKY & KRISTYN K
9183 PETER ST
HOUGHTON LAKE MI 48629

Tax Description

L-985 P-1495 (L-803 P-265) 234 9183 PETER AVE COM AT NW COR OF OUTLOT B TH E 436.14FT TO POB TH E 233FT TH S17DEG12'W 295.54FT TH W 145.50FT TH N282.29FT TO POB PART OF OUTLOT B LANTZ SUB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: RURAL

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/01/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/25/2024	PB24-0353	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	11/23/2009	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF	233.00	229.95	1.0000	0.0000	250	100*		0
RESIDENTIAL ACREAGE			1.230 Acres		11,098	100		13,650

* denotes lines that do not contribute to the total acreage calculation.

233 Actual Front Feet, 1.23 Total Acres Total Est. Land Value = 13,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2932	74	14,277
D/W/P: Asphalt Paving	3.10	2220	49	3,372
Pool: Plastic	63.32	500	78	24,695
Total Estimated Land Improvements True Cash Value =				42,344

Work Description for Permit PB24-0353, Issued 09/25/2024: REROOF GOING OVER OLD SHINGLES SEND PICTURES BEFORE INSTALLING METAL ROOF hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,800	158,800	165,600			164,960C
2024	6,500	153,500	160,000			160,000S
2023	5,200	138,500	143,700			91,234C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1584 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 2,376
Total Base New : 404,696 E.C.F.
Total Depr Cost: 299,475 X 0.897
Estimated T.C.V: 268,629

(16) Porches/Decks

Area	Type
192	CPP
240	Treated Wood
192	Wood Balcony
128	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 792
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1584 SF Floor Area = 2376 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	792		
2 Story	Siding	Crawl Space	792		
			Total:	277,713	205,508
Other Additions/Adjustments					
Exterior					
Brick Veneer			700	12,033	8,904
Plumbing					
3 Fixture Bath			1	4,646	3,438
Water/Sewer					
1000 Gal Septic			1	4,864	3,599
Water Well, 150 Feet			1	8,594	6,360
Porches					
CPP			192	3,496	2,587
Deck					
Treated Wood			240	4,670	3,456
Balcony					
Wood Balcony, Roof			192	11,023	8,157
Wood Balcony			128	5,215	3,859
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			792	27,918	20,659
Common Wall: 1 Wall			1	-2,219	-1,642
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1934	41,774	30,913

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-290-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-VACANT	Zoning: C-2	Building Permit(s)	Date	Number	Status
CARLOS AVE	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

234 THE S 33 FT OF OUTLOT B LANTZ SUBD.

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
E CEDAR CIR & SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
CONNELLY FOREST L JR & MARILYN 1114 NAPOLEON RD JACKSON MI 49201	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Tax Description

L-874 P-425 (L-442 P-351) 234 LOT 1 LA ROCQUE HEIGHTS.

Comments/Influences

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	100.00	150.00	1.0000	1.0000	200	100		20,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	25,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	12,900	0	12,900			4,063C
2024	10,300	0	10,300			3,941C
2023	9,900	0	9,900			3,754C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
609 E CEDAR CIRCLE	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
CONNELLY FOREST L JR & MARILYN 1114 NAPOLEON RD JACKSON MI 49201	2026 Est TCV Tentative					

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-874 P-425 (L-442 P-351) 234 LOT 2 LA ROCQUE HEIGHTS.

Comments/Influences

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	597	75	2,946
Wood Frame	36.81	54	75	1,491
Total Estimated Land Improvements True Cash Value =				4,437

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	46,600	56,500			27,908C
2024	8,000	43,400	51,400			27,069C
2023	7,700	38,600	46,300			25,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 768
Total Base New : 167,417 E.C.F.
Total Depr Cost: 105,472 X 0.813
Estimated T.C.V: 85,749

(16) Porches/Decks

Area	Type
20	CPP
160	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	105,288	66,332
Other Additions/Adjustments					
Exterior					
Stone Veneer			101	3,834	2,415
Water/Sewer					
1000 Gal Septic			1	4,864	3,064
Water Well, 150 Feet			1	8,594	5,414
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			320	15,011	9,457
Common Wall: 1 Wall			1	-2,219	-1,398
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	23,359	14,716
Fireplaces					
Interior 1 Story			1	5,338	3,363
Porches					
CPP			20	559	352
Deck					
w/Roof (Roof portion)			160	2,789	1,757
			Totals:	167,417	105,472

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 85,749

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
E CEDAR CIRCLE	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
CONNELLY FOREST L JR & MARILYN 1114 NAPOLEON RD JACKSON MI 49201	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-874 P-425 (L-442 P-351) 234 LOT 3 LA ROCQUE HEIGHTS.

Comments/Influences

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1131	70	4,877
Total Estimated Land Improvements True Cash Value =				4,877

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	10,300	20,200			9,514C
2024	8,000	9,700	17,700			9,228C
2023	7,700	8,800	16,500			8,789C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 0
Total Base New : 28,956 E.C.F.
Total Depr Cost: 18,821 X 0.813
Estimated T.C.V: 15,301

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,956	18,821
			Totals:	28,956	18,821

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 15,301

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
E CEDAR CIRCLE

Owner's Name/Address
CONNELLY FOREST L JR & MARILYN 1114 NAPOLEON RD JACKSON MI 49201

Tax Description
L-874 P-425 (L-537 P-234) 234 LOT 4 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	0	9,900			3,459C
2024	8,000	0	8,000			3,355C
2023	7,700	0	7,700			3,196C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEIKH JANET M & KAMRAN F	STEEL, JR, GEORGE	114,000	05/24/2010	WD	03-ARM'S LENGTH	1094/1077	OTHER	100.0

Property Address

603 SHORE VIEW

Owner's Name/Address

STEEL GEORGE S JR
603 SHORE VIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-997 P-2203 (L-713 P-195) 234 603 SHOREVIEW DR LOT 5 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/24/2010
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/30/2024	PB24-0152	COMPLETE
SHED	05/14/2022	LU22-4493	COMPLETE
DEMO	05/14/2022	LU22-4494	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	11/03/2022	INSPECTED
QT	06/08/2022	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1413	75	6,973
D/W/P: 3.5 Concrete	6.58	54	95	337
Wood Frame/Conc.	29.83	336	95	9,522
Total Estimated Land Improvements True Cash Value =				16,832

Work Description for Permit PB24-0152, Issued 05/30/2024: LAKE TWP LAND USE PERMIT 004664 NEW DECK TO REPLACE OLD ONE 8 X 18
Work Description for Permit LU22-4493, Issued 05/14/2022: 14X24 SHED
Work Description for Permit LU22-4494, Issued 05/14/2022: DEMO EXISTING 10X12 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	82,900	92,800			48,534C
2024	8,000	77,300	85,300			46,291C
2023	7,700	69,300	77,000			44,087C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1540 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,540
Total Base New : 257,715 E.C.F.
Total Depr Cost: 178,497 X 0.813
Estimated T.C.V: 145,118

(16) Porches/Decks

Area	Type
140	WCP (1 Story)
144	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1540 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,540			
			Total:	201,328	136,904	
Other Additions/Adjustments						
Porches						
WCP (1 Story)			140	6,236	5,363	*8
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	18,597	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Interior 1 Story			1	5,338	3,630	
Deck						
Composite			144	3,377	3,343	*9
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	257,715	178,497	

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 145,118

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHEIKH JANET M & KAMRAN F	STEEL, JR, GEORGE	0	05/24/2010	WD	03-ARM'S LENGTH	1094/1077	OTHER	100.0

Property Address

SHORE VIEW

Owner's Name/Address

STEEL GEORGE S JR
603 SHORE VIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-997 P-2203 (L-713 P-195) 234 LOT 6 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/24/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	08/09/2017	PB17-0252	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

MH 11/13/2017 INSPECTED
DMG 09/21/2011 INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1956	95	11,447
D/W/P: 3.5 Concrete	6.16	100	95	585
Total Estimated Land Improvements True Cash Value =				12,032

Work Description for Permit PB17-0252, Issued 08/09/2017: POLE BLDG

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	18,800	28,700			16,322C
2024	8,000	17,900	25,900			15,832C
2023	7,700	16,300	24,000			15,079C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2017	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. Few	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex Ord Min

Size of Closets

Lg Ord Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. Ord. Min

No. of Elec. Outlets

Many Ave. Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 32,400 E.C.F.
Total Depr Cost: 30,780 X 0.813
Estimated T.C.V: 25,024

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2017
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2017
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1500	32,400	30,780
			Totals:	32,400	30,780

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 25,024

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENORE MICHELLE [LE]	WIJEYESAKERE SANJEEVA	116,000	01/31/2023	WD	19-MULTI PARCEL ARM'S LEN	1183:949	PROPERTY TRANSFER	100.0
BENORE MICHELLE	BENORE MICHELLE [LE]	0	10/09/2019	QC	18-LIFE ESTATE	1170:1957	PROPERTY TRANSFER	0.0
BENORE MICHELLE M&BRUHN MA	BENORE, MICHELLE	0	10/04/2011	QC	21-NOT USED/OTHER	1108/738	OTHER	50.0

Property Address

509 SHORE VIEW

Owner's Name/Address

WIJEYESAKERE SANJEEVA
717 E OLSON RD
MIDLAND MI 48640

Tax Description

(L-1036P-1787-1789&L-333P-441) 234 L-1045 P-1087 LOT 7 LA ROCQUE HEIGHTS. 509 SHORE VIEW DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
	04/17/2023	LU23-4561	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	30	25	116
Fencing: Wire Mesh, #11	3.21	384	50	616
D/W/P: 3.5 Concrete	6.16	111	75	513
D/W/P: Asphalt Paving	2.89	788	95	2,163
D/W/P: 3.5 Concrete	6.16	256	95	1,498
D/W/P: Brick on Sand	16.54	87	95	1,367
Wood Frame	34.90	16	25	139
Wood Frame	22.22	192	95	4,053
Total Estimated Land Improvements True Cash Value =				10,465

Work Description for Permit LU23-4561, Issued 04/17/2023: FENCE IN BACK YARD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	54,600	64,500			60,829C
2024	8,000	51,000	59,000			59,000S
2023	7,700	45,200	52,900			26,096C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1184 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,184
Total Base New : 184,421 E.C.F.
Total Depr Cost: 117,679 X 0.813
Estimated T.C.V: 95,673

(16) Porches/Decks

Area	Type
360	4in Concrete
20	Treated Wood
64	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1184 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,184			
			Total:	136,049	85,711	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,432	
Water/Sewer						
1000 Gal Septic			1	4,550	2,866	
Water Well, 150 Feet			1	8,359	5,266	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	22,129	13,941	
Common Wall: 1 Wall			1	-2,045	-1,288	
Fireplaces						
Interior 1 Story			1	4,700	2,961	
Direct-Vented Gas			1	2,149	1,354	
Porches						
4in Concrete			360	2,646	2,514	*9
Deck						
Treated Wood			20	894	849	*9
w/Roof (Roof portion)			64	1,130	1,073	
			Totals:	184,421	117,679	

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 95,673

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENORE MICHELLE [LE]	WIJEYESAKERE SANJEEVA	116,000	01/31/2023	WD	20-MULTI PARCEL SALE REF	1183:949	PROPERTY TRANSFER	100.0
BENORE MICHELLE	BENORE MICHELLE [LE]	0	10/09/2019	QC	18-LIFE ESTATE	1170:1957	PROPERTY TRANSFER	0.0
BENORE MICHELLE M&BRUHN MA	BENORE, MICHELLE	0	10/04/2011	QC	21-NOT USED/OTHER	1108/738	OTHER	50.0

Property Address

SHORE VIEW

Owner's Name/Address

WIJEYESAKERE SANJEEVA
717 E OLSON RD
MIDLAND MI 48640

Tax Description

(L-1036P-1787-1789&L-333P-441) 234 L-1045 P-1087 LOT 8 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
	04/17/2023	LU23-4560	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #11	3.21	288	50	462
Total Estimated Land Improvements True Cash Value =				462

Work Description for Permit LU23-4560, Issued 04/17/2023: FENCE AROUND GARDEN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	300	10,200			8,454C
2024	8,000	200	8,200			8,200S
2023	7,700	0	7,700			3,412C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		14,000	06/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KORNIEVSKI VLADIMIR I & KORNIEVSKAIA TATIANA 691 NORWAY AVE LAKE MI 48632	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Tax Description

L-984 P-226 (L-273 P-380) 234 LOT 9 LA ROCQUE HEIGHTS.

Comments/Influences

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	0	9,900			3,777C
2024	8,000	0	8,000			3,664C
2023	7,700	0	7,700			3,490C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		14,000	05/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KORNIEVSKI VLADIMIR I & KORNIEVSKAIA TATIANA 691 NORWAY AVE LAKE MI 48632	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Tax Description

L-984 P-1856 (L-875P-623&L-274 P-564) 234 LOT 10 LA ROCQUE HEIGHTS.

Comments/Influences

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	0	9,900			3,777C
2024	8,000	0	8,000			3,664C
2023	7,700	0	7,700			3,490C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADLEY THOMAS E & MARY K	BRADLEY THOMAS E & MARY K	0	10/30/2023	QC	15-LADY BIRD	1185:1986	PROPERTY TRANSFER	0.0
MINNICK SCOTT & ELYNN	BRADLEY THOMAS E & MARY K	135,000	05/05/2021	WD	03-ARM'S LENGTH	1176:1857	PROPERTY TRANSFER	100.0
CONN WILLIAM & JANET	MINNICK SCOTT & ELYNN	0	09/19/2018	QC	09-FAMILY	1167:0598	PROPERTY TRANSFER	100.0
EBRIGHT DANIEL & SHAWN	CONN, WILLIAM & JANET	50,000	03/28/2012	QC	21-NOT USED/OTHER	1113/1117	OTHER	100.0

Property Address

501 SHORE VIEW

Owner's Name/Address

BRADLEY THOMAS E & MARY K [LE]
501 SHORE VIEW
HOUGHTON LAKE MI 48629

Tax Description

L-1035 P-459 (L-758 P-662) 234 LOT 11 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/01/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 08/20/2021 INSPECTED
DMG 09/21/2011 INSPECTED
DMG 05/03/2010 INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1040	74	5,064
Fencing: Wire Mesh, #11	3.26	80	74	193
Fencing: Gates, Mesh, 3'	409.58	1	74	303
Fencing: Gates, Mesh, 5'	597.57	1	74	443
Total Estimated Land Improvements True Cash Value =				6,003

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	65,600	75,500			55,242C
2024	8,000	61,200	69,200			53,581C
2023	7,700	54,400	62,100			51,030C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1980	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 960
Total Base New : 175,344 E.C.F.
Total Depr Cost: 149,041 X 0.813
Estimated T.C.V: 121,170

(16) Porches/Decks

Area	Type
190	Treated Wood
80	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	128,746	109,434
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,949
Water/Sewer					
1000 Gal Septic			1	4,864	4,134
Water Well, 150 Feet			1	8,594	7,305
Deck					
Treated Wood			190	4,001	3,401
Treated Wood			80	2,264	1,924
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	16,691
Fireplaces					
Prefab 1 Story			1	2,592	2,203
			Totals:	175,344	149,041

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 121,170

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		67,000	04/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
409 SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 04/23/2003					
Owner's Name/Address	SA:					
SAWYER CHARLES F & SHARON M 409 SHORE VIEW DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Public Improvements	
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site	
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Tax Description

L-788 P-470 234 LOT 12 LA ROCQUE HEIGHTS.

Comments/Influences

			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	128	25	922
Fencing: Gates, Wood/SqFt	15.29	48	25	183
D/W/P: 3.5 Concrete	6.16	186	50	573
D/W/P: Brick on Sand	16.54	38	50	314
D/W/P: Asphalt Paving	2.89	750	50	1,084
Wood Frame	26.25	96	75	1,890
Total Estimated Land Improvements True Cash Value =				4,966

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	59,900	69,800			34,559C
2024	8,000	55,900	63,900			33,520C
2023	7,700	49,800	57,500			31,924C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,232
Total Base New : 197,344 E.C.F.
Total Depr Cost: 137,661 X 0.813
Estimated T.C.V: 111,918

(16) Porches/Decks

Area	Type
120	CGEP (1 Story)
80	Treated Wood
92	Treated Wood
166	Treated Wood
60	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
			Total:	141,252	98,877
Other Additions/Adjustments					
Exterior					
Stone Veneer			20	684	479
Water/Sewer					
1000 Gal Septic			1	4,550	3,185
Water Well, 150 Feet			1	8,359	5,851
Porches					
CGEP (1 Story)			120	7,745	5,421
Deck					
Treated Wood			80	2,213	1,549
Treated Wood			92	2,393	1,675
Treated Wood			166	3,584	2,509
w/Roof (Roof portion)			60	1,066	266
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	13,854
Fireplaces					
Exterior 1 Story			1	5,707	3,995
			Totals:	197,344	137,661

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 111,918

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GINGRAS DONALD J & SHARON	GINGRAS DONALD J & SHARON	0	06/20/2023	QC	15-LADY BIRD	1184:2459	PROPERTY TRANSFER	0.0
HODGES JAMES C & GLADYS A	GINGRAS DONALD J & SHARON	140,000	04/20/2018	WD	20-MULTI PARCEL SALE REF	1165:1873	PROPERTY TRANSFER	100.0

Property Address

SHORE VIEW

Owner's Name/Address

GINGRAS DONALD J & SHARON M [LE]
6119 WATERWORKS RD
SALINE MI 48176

Tax Description

L-585 P-236 234 LOT 13 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	0	9,900			5,942C
2024	8,000	0	8,000			5,764C
2023	7,700	0	7,700			5,490C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GINGRAS DONALD J & SHARON	GINGRAS DONALD J & SHARON	0	06/20/2023	QC	15-LADY BIRD	1184:2459	PROPERTY TRANSFER	0.0
HODGES JAMES C & GLADYS A	GINGRAS DONALD J & SHARON	140,000	04/20/2018	WD	20-MULTI PARCEL SALE REF	1165:1873	PROPERTY TRANSFER	100.0

Property Address

SHORE VIEW

Owner's Name/Address

GINGRAS DONALD J & SHARON M [LE]
6119 WATERWORKS RD
SALINE MI 48176

Tax Description

L-283 P-242 234 LOT 14 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	0	9,900			5,942C
2024	8,000	0	8,000			5,764C
2023	7,700	0	7,700			5,490C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GINGRAS DONALD J & SHARON	GINGRAS DONALD J & SHARON	0	06/20/2023	QC	15-LADY BIRD	1184:2459	PROPERTY TRANSFER	0.0
HODGES JAMES C & GLADYS A	GINGRAS DONALD J & SHARON	140,000	04/20/2018	WD	19-MULTI PARCEL ARM'S LEN	1165:1873	PROPERTY TRANSFER	100.0

Property Address

403 SHORE VIEW

Owner's Name/Address

GINGRAS DONALD J & SHARON M [LE]
6119 WATERWORKS RD
SALINE MI 48176

Tax Description

L-581 P-259 234 LOT 15 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	08/06/2018	LU18-4192	COMPLETE

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/12/2018	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1728	72	8,186
Wood Frame	24.99	192	87	4,174
Total Estimated Land Improvements True Cash Value =				12,360

Work Description for Permit LU18-4192, Issued 08/06/2018: REMOVE OLD SHED, NEW 12X16 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	82,600	92,500			69,791C
2024	8,000	77,200	85,200			67,693C
2023	7,700	69,100	76,800			64,470C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1264 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 33
Floor Area: 1,768
Total Base New : 272,830 E.C.F.
Total Depr Cost: 182,795 X 0.813
Estimated T.C.V: 148,612

(16) Porches/Decks

Area	Type
336	CPP
112	Treated Wood
32	Treated Wood
72	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1264 SF Floor Area = 1768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	256		
			Total:	211,186	141,493

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,113
Porches			
CPP	336	5,309	3,557
Deck			
Treated Wood	112	2,794	1,872
Treated Wood	32	1,404	941
Balcony			
Wood Balcony, Roof	72	4,134	2,770
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	23,575	15,795
Storage Over Garage	312	4,287	2,872
Common Wall: 1/2 Wall	1	-1,106	-741
Water/Sewer			
Public Sewer	1	1,494	1,001
Water Well, 150 Feet	1	8,594	5,758
Fireplaces			
Exterior 1 Story	1	6,513	4,364
	Totals:	272,830	182,795

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		30,000	05/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
401 SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SMITH EDWARD T & WILLIAM C C/O CAROL SMITH 25612 EUREKA RD TAYLOR MI 48180	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-753 P-624 234 LOT 16 LA ROCQUE HEIGHTS.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	31,900	41,800			22,097C
2024	8,000	29,600	37,600			21,433C
2023	7,700	26,000	33,700			20,413C

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 660 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 660
Total Base New : 107,281 E.C.F.
Total Depr Cost: 75,834 X 0.813
Estimated T.C.V: 61,653

(16) Porches/Decks

Area	Type
220	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 220
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 660 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	660			
			Total:	79,599	55,719	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	3,185	
Water Well, 150 Feet			1	8,359	5,851	
Porches						
CGEP (1 Story)			220	11,821	8,275	
Carports						
Aluminum			220	2,952	2,804	*9
			Totals:	107,281	75,834	

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 61,653

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PROFFER CHRISTINE K	PROFFER LARRY & JULIE	0	10/20/2016	WD	09-FAMILY	1160-1640	PROPERTY TRANSFER	0.0

Property Address

300 SHORE VIEW

Owner's Name/Address

PROFFER LARRY & JULIE &
WALTERS NICOLE M
300 SHOREVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-864 P-693 234 300 CEDAR CIRCLE 48629LOT 17 LAROCQUE HEIGHTS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/24/2017
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	08/13/2010	-10182	COMPLETE
	09/08/2009	238	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	36	75	166
D/W/P: Asphalt Paving	2.89	620	50	896
D/W/P: Brick on Sand	16.54	60	75	744
Wood Frame	22.22	192	75	3,199
Total Estimated Land Improvements True Cash Value =				5,005

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	59,100	69,000			34,296C
2024	8,000	55,200	63,200			33,265C
2023	7,700	49,200	56,900			31,681C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1980	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1122 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 28
Floor Area: 1,122
Total Base New : 186,362 E.C.F.
Total Depr Cost: 135,895 X 0.813
Estimated T.C.V: 110,483

(16) Porches/Decks

Area	Type
12	CPP
192	4in Concrete
192	CGEP (1 Story)
399	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 252
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 1980
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1122 SF Floor Area = 1122 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,122			
			Total:	126,177	90,849	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	3,276	
Water Well, 150 Feet			1	8,359	6,018	
Porches						
CGEP (1 Story)			192	10,714	9,428	*8
CPP			12	317	228	
4in Concrete			192	1,411	1,016	
Deck						
Treated Wood			399	6,364	4,582	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			728	23,456	16,888	
Common Wall: 1.5 Wall			1	-3,068	-2,209	
Fireplaces						
Interior 1 Story			1	4,700	3,384	
Carports						
Aluminum			252	3,382	2,435	
			Totals:	186,362	135,895	

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 110,483

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GINGRAS DONALD J & SHARON	TAPHOUSE RAYMOND E & KATHE	55,000	07/30/2018	WD	03-ARM'S LENGTH	1166:1705	PROPERTY TRANSFER	100.0
		40,000	10/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
206 SHORE VIEW

Owner's Name/Address
TAPHOUSE RAYMOND E & KATHERINE A
3655 W ELLSWORTH
ANN ARBOR MI 48103

Tax Description
L-653 P-285 234 LOT 18 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	04/05/2010	55	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	60.00	150.00	1.0000	1.0000	200	100		12,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	17,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	30	75	139
Total Estimated Land Improvements True Cash Value =				139

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,900	41,200	50,100			31,485C
2024	7,300	38,300	45,600			30,539C
2023	6,900	33,900	40,800			29,085C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 846 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 846
Total Base New : 140,378 E.C.F.
Total Depr Cost: 98,263 X 0.813
Estimated T.C.V: 79,888

(16) Porches/Decks

Area	Type
90	Treated Wood
160	Treated Wood
30	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 846 SF Floor Area = 846 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	846		
			Total:	98,872	69,210
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,185
Water Well, 150 Feet			1	8,359	5,851
Deck					
Treated Wood			90	2,365	1,655
Treated Wood			160	3,498	2,449
w/Roof (Roof portion)			30	605	423
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	22,129	15,490
			Totals:	140,378	98,263

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 79,888

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JARSKI STANLEY A	JARSKI, ANDREW	0	02/01/2013	QC	21-NOT USED/OTHER	1124/426	OTHER	0.0

Property Address
SHORE VIEW

Owner's Name/Address
JARSKI ANDREW M & DAVID & ANN MARIE C GIAMMALVA 667 SAINT JOHNS ST WYANDOTTE MI 48192

Tax Description
234 LOT 19 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	70.00	150.00	1.0000	1.0000	200	100		14,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	19,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,900	0	9,900			3,097C
2024	8,000	0	8,000			3,004C
2023	7,700	0	7,700			2,861C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDORPE LARRY L & PAMELA	VANDORPE LARRY L & PAMELA	0	01/04/2024	QC	15-LADY BIRD	1186:308	PROPERTY TRANSFER	0.0
		27,500	09/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

402 SHORE VIEW

Owner's Name/Address

VANDORPE LARRY L & PAMELA R [LE]
PO BOX 277
CHARLOTTE MI 48813-0277

Tax Description

(L-1032P-1353&L-961P-879&L-260P-606) 234 L-1045 P-2055 LOT 20 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/05/2023	PB23-0188	COMPLETE

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1980	86	10,489
Total Estimated Land Improvements True Cash Value =				10,489

Work Description for Permit PB23-0188, Issued 06/05/2023: REROOF *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED FAX 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	103,900	114,300			62,467C
2024	8,400	97,100	105,500			60,589C
2023	8,000	86,900	94,900			57,704C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2006	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2016 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 12
Floor Area: 2,016
Total Base New : 269,841 E.C.F.
Total Depr Cost: 237,462 X 0.813
Estimated T.C.V: 193,057

(16) Porches/Decks

Area	Type
736	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 2016 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,016		
			Total:	222,110	195,458
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	3,397
Water/Sewer					
1000 Gal Septic			1	4,550	4,004
Water Well, 150 Feet			1	8,359	7,356
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	22,129	19,474
Common Wall: 1 Wall			1	-2,045	-1,800
Deck					
Composite			736	10,878	9,573
			Totals:	269,841	237,462

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 193,057

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH CHARLES C & DEBORAH	SMITH CHARLES C & DEBORAH	0	12/19/2023	WD	15-LADY BIRD	1186:146	PROPERTY TRANSFER	0.0
KOPPY DAVID & CYNTHIA	SMITH, CHARLES & DEBORAH	66,000	09/12/2007	WD	03-ARM'S LENGTH		OTHER	100.0

Property Address

404 SHORE VIEW

Owner's Name/Address

SMITH CHARLES C & DEBORAH A [LE]
3101 GREEN RD
SAINT JOHNS MI 48879

Tax Description

L-1032 P-875 (L-903P-291&L-581P-120) 234 LOT 21 LA ROCQUE HEIGHTS. 404 SHOREVIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	120	25	926
D/W/P: 3.5 Concrete	6.58	1941	75	9,579
D/W/P: 3.5 Concrete	6.58	84	75	415
Total Estimated Land Improvements True Cash Value =				10,920

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	83,400	93,800			41,599C
2024	8,400	77,800	86,200			40,349C
2023	8,000	69,700	77,700			38,428C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1455 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,755
Total Base New : 270,164 E.C.F.
Total Depr Cost: 186,412 X 0.813
Estimated T.C.V: 151,553

(16) Porches/Decks

Area	Type
108	CCP (1 Story)
56	CCP (1 Story)
84	Roof Cover Onl
15	Treated Wood
9	Treated Wood
48	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1455 SF Floor Area = 1755 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,455		
0.75 Story	Siding	Overhang	400		
			Total:	218,618	150,844

Other Additions/Adjustments

Exterior			
Stone Veneer	60	2,278	1,572
Plumbing			
3 Fixture Bath	1	4,646	3,206
Water/Sewer			
1000 Gal Septic	1	4,864	3,356
Water Well, 150 Feet	1	8,594	5,930
Porches			
CCP (1 Story)	108	3,014	2,080
CCP (1 Story)	56	1,667	1,150
Balcony			
Wood Balcony	48	1,956	1,350
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	560	21,857	15,081
Deck			
Treated Wood	15	685	473
Treated Wood	9	411	284
w/Roof (Roof portion)	84	1,574	1,086
	Totals:	270,164	186,412

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/04/1994					
Owner's Name/Address	SA:					
HODGES EDWARD R & JOANNE M 408 SHORE VIEW DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	0	10,400			1,537C
2024	8,400	0	8,400			1,491C
2023	8,000	0	8,000			1,420C

Tax Description

L-526 P-104 234 LOT 22 LA ROCQUE HEIGHTS.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
408 SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/04/1994					
Owner's Name/Address	SA:					
HODGES EDWARD R & JOANNE M 408 SHORE VIEW DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	70	332
D/W/P: Asphalt Paving	3.10	1128	70	2,448
D/W/P: Patio Blocks	15.61	72	50	562
Wood Frame	27.17	140	75	2,853
Total Estimated Land Improvements True Cash Value =				6,195

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-259 P-424 234 LOT 23 LA ROCQUE HEIGHTS.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	75,400	85,800			44,858C
2024	8,400	70,200	78,600			43,510C
2023	8,000	62,700	70,700			41,439C

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1178 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,358
Total Base New : 236,615 E.C.F.
Total Depr Cost: 172,730 X 0.813
Estimated T.C.V: 140,429

(16) Porches/Decks

Area	Type
180	WSEP (1 Story)
288	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1178 SF Floor Area = 1358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	458		
			Total:	169,462	123,707

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,392
Water/Sewer			
1000 Gal Septic	1	4,864	3,551
Water Well, 150 Feet	1	8,594	6,274
Porches			
WSEP (1 Story)	180	9,412	6,871
Deck			
Treated Wood	288	5,262	3,841
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	23,575	17,210
Storage Over Garage	312	4,287	3,130
Fireplaces			
Exterior 1 Story	1	6,513	4,754
	Totals:	236,615	172,730

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 140,429

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLISON MONTE & KATHY M	BARKER JAMES & TAMARA	55,000	10/09/2019	WD	03-ARM'S LENGTH	1170:1992	PROPERTY TRANSFER	100.0
ZULA KAREN M & SWEARINGEN	ELLISON MONTE & KATHY M	43,500	09/29/2015	WD	03-ARM'S LENGTH	1154-2399	PROPERTY TRANSFER	100.0
LAYNE MARJORIE M	ZULA, KAREN, SWEARINGEN, J	100	07/04/2010	OTH	21-NOT USED/OTHER	1094/2622	OTHER	0.0

Property Address

508 SHORE VIEW

Owner's Name/Address

BARKER JAMES & TAMARA
178 HOWARD ST
HUBBARDSTON MI 48845

Tax Description

L-811 P-530 234 LOT 24 LA ROCQUE HEIGHTS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	10/08/2012	2201	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	12/29/2012	INSPECTED
DMG	09/21/2011	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	6	50	18
Wood Frame/Conc.	32.41	96	50	1,555
Total Estimated Land Improvements True Cash Value =				1,573

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	26,100	36,500			28,871C
2024	8,400	24,200	32,600			28,003C
2023	8,000	21,400	29,400			26,670C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 672
Total Base New : 100,174 E.C.F.
Total Depr Cost: 59,900 X 0.813
Estimated T.C.V: 48,699

(16) Porches/Decks

Area	Type
64	CPP
104	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	672			
			Total:	83,340	49,171	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	2,684	
Water Well, 150 Feet			1	8,359	4,932	
Porches						
CPP			64	1,354	799	
Deck						
Treated Wood			104	2,571	2,314	*9
			Totals:	100,174	59,900	

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 48,699

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-025-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITCH JAMES R SR & MARIE T	WILLIAMS JEFFREY S & DEBRA	123,900	08/10/2020	WD	03-ARM'S LENGTH	1173:1337	PROPERTY TRANSFER	100.0

Property Address

606 SHORE VIEW

Owner's Name/Address

WILLIAMS JEFFREY S & DEBRA
22202 DAVID ST
TAYLOR MI 48180

Tax Description

L868/P398 L608/P484 234 LOTS 25 & 26 LAROCQUE HEIGHTS SPLIT/COMBINED ON 02/21/2015 FROM 006-300-026-0000, 006-300-025-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	07/07/2014	14114	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	06/08/2022	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	3.45	165.00	1.0000	1.0000	3400	100		11,723
153 Actual Front Feet, 0.53 Total Acres							Total Est. Land Value =	41,723

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1248	70	5,748
D/W/P: 3.5 Concrete	6.58	319	95	1,994
Wood Frame/Conc.	34.58	120	90	3,735
Total Estimated Land Improvements True Cash Value =				11,477

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,900	84,200	105,100			76,048C
2024	16,800	78,600	95,400			73,762C
2023	16,100	70,400	86,500			70,250C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1444 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,444
Total Base New : 263,371 E.C.F.
Total Depr Cost: 187,824 X 0.813
Estimated T.C.V: 152,701

(16) Porches/Decks

Area	Type
72	WCP (1 Story)
288	4in Concrete
12	Treated Wood
192	Roof Cover Onl
618	Composite

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1024
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1444 SF Floor Area = 1444 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,444			
			Total:	190,267	133,186	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,252	
Water/Sewer						
1000 Gal Septic			1	4,864	3,405	
Water Well, 150 Feet			1	8,594	6,016	
Porches						
WCP (1 Story)			72	3,982	2,787	
4in Concrete			288	2,356	2,120	*9
Fireplaces						
Wood Stove			1	2,551	1,786	
Deck						
Composite			618	9,375	8,906	*9
Treated Wood			12	548	384	
w/Roof (Roof portion)			192	3,256	2,930	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1024	32,932	23,052	
			Totals:	263,371	187,824	

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 152,701

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
E CEDAR CIRCLE	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
TOTH JOSEPH R 26218 JAMES DRIVE GROSSE ILE MI 48138	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	0	10,400			3,678C
2024	8,400	0	8,400			3,568C
2023	8,000	0	8,000			3,399C

Tax Description

L-295 P-227 234 LOT 27 LA ROCQUE HEIGHTS.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
202 SHORE VIEW	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SAN SOUCI GARY & TERRY 1768 SYCAMORE WYANDOTTE MI 48192	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-966 P-1942 (L-863 P-194) 234 202 SHOREVIEW LOT 28 LA ROCQUE HEIGHTS.

Comments/Influences

Who	When	What
QT	06/08/2022	INSPECTED
DMG	09/21/2011	INSPECTED
DMG	05/03/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	75.00	150.00	1.0000	1.0000	200	100		15,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
77 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	20,862

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.24	240	75	4,363
Total Estimated Land Improvements True Cash Value =				4,363

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	80,900	91,300			48,513C
2024	8,400	75,400	83,800			47,055C
2023	8,000	67,300	75,300			44,815C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 952 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 12
Floor Area: 1,428
Total Base New : 214,048 E.C.F.
Total Depr Cost: 188,362 X 0.813
Estimated T.C.V: 153,138

(16) Porches/Decks

Area	Type
182	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 200
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	952		
			Total:	172,220	151,555
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,088
Water/Sewer					
1000 Gal Septic			1	4,864	4,280
Water Well, 150 Feet			1	8,594	7,563
Deck					
Treated Wood			182	3,889	3,422
Treated Wood			20	913	803
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	17,280	15,206
Storage Over Garage			200	2,748	2,418
Common Wall: 1/2 Wall			1	-1,106	-973
			Totals:	214,048	188,362

Notes:
ECF (4005 OFF LAKE 2) 0.813 => TCV: 153,138

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-300-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERAMO HOLLI	SANSOUCI GARY A & SANSOUCI	3,000	02/03/2021	QC	22-OUTLIER	1175:1417	DEED	100.0
PENDERGAST JOHN B ESTATE	ERAMO HOLLI	0	04/11/2017	OTH	21-NOT USED/OTHER	1162:448	PROPERTY TRANSFER	100.0
PENDERGAST JOHN B & GARRIS	PENDERGAST JOHN B	0	07/24/2015	QC	21-NOT USED/OTHER	1162:447	PROPERTY TRANSFER	0.0
PENDERGAST JOHN B	PENDERGAST JOHN & GARRISON	0	05/29/2013	QC	21-NOT USED/OTHER	1128/1543	OTHER	0.0

Property Address

SHORE VIEW

Owner's Name/Address

SANSOUCI GARY A & SANSOUCI TERRY M
1768 SYCAMORE ST
WYANDOTTE MI 48192

Tax Description

L-338 P-675 234 LOT 29 LA ROCQUE HEIGHTS.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/08/2022	INSPECTED
MH	12/29/2016	INSPECTED
DMG	09/21/2011	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	60.00	150.00	1.0000	1.0000	200	100		12,000
LAKEVIEW	1.72	165.00	1.0000	1.0000	3400	100		5,862
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	17,862

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,900	0	8,900			5,114C
2024	7,300	0	7,300			4,961C
2023	6,900	0	6,900			4,725C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-305-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONE GLENN J JR & SALLY	EBERLY DONALD L & ELIZABET	116,000	05/03/2016	WD	16-LC PAYOFF	1158-2510	PROPERTY TRANSFER	0.0
LALONE SALLY A & GLENN J J	EBERLY DONALD L & ELIZABET	116,000	05/18/2015	LC	03-ARM'S LENGTH	1150-342	PROPERTY TRANSFER	100.0
LALONE SALLY	LALONE, GLENN JR &N SALLY	0	03/26/2013	WD	21-NOT USED/OTHER	1126/729	OTHER	0.0

Property Address

13180 WEST SHORE DR

Owner's Name/Address

EBERLY DONALD L & ELIZABETH
13180 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-580 P-257 234 SEC 15 & 16 LOT 1 LEEUWS WATERFRONT ESTATES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/02/2019
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	07/08/2016	PB16-0149	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	12/21/2017	INSPECTED
MH	08/04/2017	INSPECTED
MH	12/27/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	76.00	150.00	1.0000	1.0000	3400	100		258,400
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	258,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1242	94	7,682
D/W/P: 3.5 Concrete	6.58	96	94	594
D/W/P: 3.5 Concrete	6.58	49	94	303
Total Estimated Land Improvements True Cash Value =				8,579

Work Description for Permit PB16-0149, Issued 07/08/2016: 1-1/2 STY DWELLING 2756 SF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	129,200	194,400	323,600			198,335C
2024	121,600	186,200	307,800			192,372C
2023	106,400	150,800	257,200			183,212C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2016 FOAM	0

Condition: Very Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 7
Floor Area: 2,184
Total Base New : 311,778 E.C.F.
Total Depr Cost: 290,058 X 1.283
Estimated T.C.V: 372,144

(16) Porches/Decks

Area	Type
36	CCP (1 Story)
575	Treated Wood

(17) Garage

Year Built: 2016
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 696
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 2016
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 2184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,456			
			Total:	255,337	237,489	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,321	
Porches						
CCP (1 Story)			36	1,157	1,076	
Deck						
Treated Wood			575	8,280	7,700	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			696	25,543	23,755	
Storage Over Garage			360	4,946	4,600	
Common Wall: 1 Wall			1	-2,219	-2,064	
Water/Sewer						
Public Sewer			1	1,494	1,389	
Water Well, 150 Feet			1	8,594	7,992	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	311,778	290,058	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 372,144

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-305-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAMER BRADLEY W & CARRIE	LODUCA JAMES D & JILL S	339,000	08/27/2020	WD	03-ARM'S LENGTH	1173:1820	PROPERTY TRANSFER	100.0
KRAMER BRADLEY W & CARRIE	KRAMER BRADLEY W & CARRIE	0	11/09/2018	QC	18-LIFE ESTATE	1167:2056	DEED	0.0
VICARY CARRIE L	KRAMER BRADLEY W & CARRIE	0	11/08/2018	QC	21-NOT USED/OTHER	1167:2055	DEED	0.0
SIDORSKI LINDA & RACCOSTA	VICARY CARRIE L	175,000	05/25/2016	WD	03-ARM'S LENGTH	1559-0706	PROPERTY TRANSFER	100.0

Property Address

13160 WEST SHORE DR

Owner's Name/Address

LODUCA JAMES D & JILL S
1722 LEXINGTON DR
TROY MI 48084

Tax Description

L-1017 P-960 (L-502 P-170) 234 13160 W SHORE DRLOT 2 LEEUWS WATERFRONT ESTATES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	01/01/2016	PB16-0272	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

MH 11/13/2017 INSPECTED
DMG 05/25/2010 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	86.00	150.00	1.0000	1.0000	3400	100		292,400
86 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	292,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1152	67	4,754
D/W/P: 3.5 Concrete	6.16	160	42	414
Wood Frame	23.41	160	42	1,573
Total Estimated Land Improvements True Cash Value =				6,741

Work Description for Permit PB16-0272, Issued 01/01/2016: DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	146,200	92,900	239,100			172,956C
2024	137,600	87,100	224,700			167,756C
2023	120,400	70,300	190,700			159,768C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 16
Floor Area:
Total Base New : 208,694 E.C.F.
Total Depr Cost: 132,148 X 1.283
Estimated T.C.V: 169,546

(16) Porches/Decks

Area	Type
400	Treated Wood
20	Treated Wood
100	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1809 SF Floor Area = 1809 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1809			
			Total:	145,025	91,365	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,921	2,470	
Deck						
Treated Wood			400	6,912	4,355	
Treated Wood			100	2,714	2,361	*8
Treated Wood			20	966	628	*6
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	23,270	14,660	
Block Foundation			752	11,047	6,960	
Water/Sewer						
Public Sewer			1	1,914	1,206	
Water Well, 150 Feet			1	9,232	5,816	
Fireplaces						
Wood Stove			1	3,693	2,327	
			Totals:	208,694	132,148	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 169,546

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-305-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAVO TONY & PHYLLIS	KAVO ANTHONY JR & PHYLLIS	0	11/26/2014	WD	21-NOT USED/OTHER	1145-2551	PROPERTY TRANSFER	0.0

Property Address

13150 WEST SHORE DR

Owner's Name/Address

KAVO ANTHONY JR & PHYLLIS A TRUST
13150 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-553 P-77 234 SEC 15 & 16 NWLY 1/2 OF LOT 3 LEEUWS WATERFRONT ESTATES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/04/1996

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED
DMG	05/25/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	68.00	150.00	1.0000	1.0000	3400	100		231,200
68 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	231,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	40	25	165
D/W/P: 3.5 Concrete	6.58	620	75	3,060
D/W/P: Asphalt Paving	3.10	360	50	558
Total Estimated Land Improvements True Cash Value =				3,783

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	115,600	119,500	235,100			135,022C
2024	108,800	114,000	222,800			130,963C
2023	95,200	91,900	187,100			124,727C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1064 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,736
Total Base New : 254,765 E.C.F.
Total Depr Cost: 178,336 X 1.283
Estimated T.C.V: 228,805

(16) Porches/Decks

Area	Type
696	CPP
32	Treated Wood
50	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 704
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1064 SF Floor Area = 1736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	896		
1 Story	Siding	Crawl Space	168		
			Total:	199,443	139,610
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,252
Porches					
CPP			696	10,593	7,415
Deck					
Treated Wood			32	1,404	983
Balcony					
Wood Balcony			50	2,037	1,426
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			704	25,752	18,026
Common Wall: 1 Wall			1	-2,219	-1,553
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 150 Feet			1	8,594	6,016
Fireplaces					
Direct-Vented Gas			1	3,021	2,115
			Totals:	254,765	178,336

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 228,805

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-305-003-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DITCHIE RONALD A & BETTY J	BRADAC, JOHN & SUSAN	340,000	11/11/2009	WD	03-ARM'S LENGTH	1088/1917	OTHER	100.0
		339,000	01/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
13140 WEST SHORE DR

Owner's Name/Address
BRADAC JOHN J & SUSAN A
TRUST
1106 COUNTRY WAY
MOUNT PLEASANT MI 48858

Tax Description
(L-972& P-1314&L-966P-1959&L-545 P-75)
234 L-987 P-317 SELY 1/2 OF LOT 3 LEEUWS WATERFRONT ESTATES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/13/2022	PB22-0081	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED
DMG	05/25/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	68.00	150.00	1.0000	1.0000	3400	100		231,200
68 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	231,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1576	75	7,777
Wood Frame	35.08	64	75	1,684
Total Estimated Land Improvements True Cash Value =				9,461

Work Description for Permit PB22-0081, Issued 04/13/2022: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	115,600	173,300	288,900			145,096C
2024	108,800	165,500	274,300			140,734C
2023	95,200	134,200	229,400			134,033C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1376 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 28
Floor Area: 2,408
Total Base New : 356,357 E.C.F.
Total Depr Cost: 256,580 X 1.283
Estimated T.C.V: 329,192

(16) Porches/Decks

Area	Type
420	CPP
32	CCP (1 Story)
50	Wood Balcony
50	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1376 SF Floor Area = 2408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,376		
			Total:	300,253	216,184
Other Additions/Adjustments					
Exterior					
Brick Veneer			244	4,194	3,020
Plumbing					
3 Fixture Bath			1	4,646	3,345
Porches					
CPP			420	6,577	4,735
CCP (1 Story)			32	1,048	755
Balcony					
Wood Balcony			50	2,037	1,467
Wood Balcony			50	2,037	1,467
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	24,578	17,696
Common Wall: 2 Wall			1	-4,439	-3,196
Water/Sewer					
Public Sewer			1	1,494	1,076
Water Well, 150 Feet			1	8,594	6,188
Fireplaces					
Interior 1 Story			1	5,338	3,843
			Totals:	356,357	256,580

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 329,192

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-305-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHROEDER DALE B TRUST 1/2	PALMER RODNEY E & CHARLENE	345,000	08/25/2015	WD	03-ARM'S LENGTH	1153-2047	PROPERTY TRANSFER	100.0
LOOK JERRY A & PATRICIA A	SCHROEDER DALE B TRUST 1/2	375,000	06/09/2014	WD	19-MULTI PARCEL ARM'S LEN	1144-370	PROPERTY TRANSFER	100.0

Property Address

13120 WEST SHORE DR

Owner's Name/Address

PALMER RODNEY E & CHARLENE A
13120 WEST SHORE D R
HOUGHTON LAKE MI 48629

Tax Description

234 SEC 15 & 16 L-617 P-43 LOT 4 13120 W HTN LK DR LEEUWS WATERFRONT ESTATES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/25/2015

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED
DMG	05/25/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	92.00	150.00	1.0000	1.0000	3400	100		312,800
92 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	312,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1090	75	5,379
Total Estimated Land Improvements True Cash Value =				5,379

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	156,400	152,500	308,900			185,825C
2024	147,200	145,500	292,700			180,238C
2023	128,800	117,700	246,500			171,656C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 30
Floor Area: 2,040
Total Base New : 325,350 E.C.F.
Total Depr Cost: 227,773 X 1.283
Estimated T.C.V: 292,233

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
63	CCP (1 Story)
424	Treated Wood
8	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2040 SF Floor Area = 2040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,040		
			Total:	270,257	189,208
Other Additions/Adjustments					
Exterior					
Brick Veneer			484	8,320	5,824
Plumbing					
3 Fixture Bath			1	4,646	3,252
Porches					
CCP (1 Story)			48	1,455	1,018
CCP (1 Story)			63	1,858	1,301
Deck					
Treated Wood			424	6,780	4,746
Treated Wood			8	365	255
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	18,462	12,923
Common Wall: 1 Wall			1	-2,219	-1,553
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 150 Feet			1	8,594	6,016
Fireplaces					
Interior 1 Story			1	5,338	3,737
			Totals:	325,350	227,773

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 292,233

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-305-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPARPANA JOSHUA & ALICIA	DORFSTATTER WALTER & LYNN	725,000	09/24/2024	WD	03-ARM'S LENGTH	1188:807	PROPERTY TRANSFER	100.0
OLENIUK LIVING TRUST	SPARPANA JOSHUA & ALICIA	350,000	08/21/2020	WD	03-ARM'S LENGTH	1173:1715	PROPERTY TRANSFER	100.0
		334,000	04/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

13110 WEST SHORE DR

Owner's Name/Address

DORFSTATTER WALTER & LYNN &
DORFSTATTER ALANA & LUBBEN SPENCER
48828 WINDFALL RD
NOVI MI 48374

Tax Description

L-979 P-28 (L-677 P-475) 234 13110 W HOUGHTON LK DR LOT 5 LEEUWS WATERFRONT ESTATES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/04/2022	PB22-0119	COMPLETE
ADDITION	07/03/2007	PB07-0207	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	06/10/2022	INSPECTED
DMG	05/25/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LV-OVER 60'	110.42	136.02	0.8535	1.0000	3400	100		320,414
110 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	320,414

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1480	75	7,303
Total Estimated Land Improvements True Cash Value =				7,303

Work Description for Permit PB22-0119, Issued 05/04/2022: RE-ROOF DWELLING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	160,200	163,800	324,000			324,000S
2024	150,800	140,700	291,500			202,492C
2023	131,900	114,000	245,900			192,850C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1324 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
X	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 24
Floor Area: 1,964
Total Base New : 320,441 E.C.F.
Total Depr Cost: 243,557 X 1.283
Estimated T.C.V: 312,484

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
312	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Heat Pump
Ground Area = 1324 SF Floor Area = 1964 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,324		
1 Story	Siding	Overhang	640		
			Total:	250,902	190,708

Other Additions/Adjustments			
Exterior			
Stone Veneer	144	5,466	4,154
Plumbing			
3 Fixture Bath	2	9,291	7,061
Porches			
CCP (1 Story)	120	3,324	2,526
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	960	32,429	24,646
Common Wall: 1 Wall	1	-2,219	-1,686
Water/Sewer			
Public Sewer	1	1,494	1,135
Water Well, 150 Feet	1	8,594	6,531
Fireplaces			
Interior 1 Story	1	5,338	4,057
Deck			
Composite	312	5,822	4,425
	Totals:	320,441	243,557

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 312,484

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-VACANT	Zoning: R-1	Building Permit(s)	Date	Number	Status
LANTZ AVE	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
ROSCOMMON CO ROAD COMMISSION 820 E WEST BRANCH RD PRUDENVILLE MI 48651	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Tax Description

234 S 33 FT OF LOT 1 THE LEWIS SUBD

Comments/Influences

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-001-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		150,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12428 WEST SHORE DR

Owner's Name/Address

FISHER DEAN E & PATRICIA
12428 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-941 P-2482 (L-314 P-212) 234 COM AT SW COR OF LOT 1 TH N 3 DEG 33'36"W 33 FT FOR POB TH N 3 DEG 33'36"W 16.73 FT TH N 1 DEG 05'47"W 49.65 FT THS 84 DEG 01'50"E 124.02 FT TO SH OF HOUGHTON LAKE TH S 8 DEG 52'18"E 36 FT TH S 10 DEG 32'E 16.9 FT TH S 89 DEG 28'27"W 133.02 FT TO POB BEING PART OF LOTS 1 & 2 "A" THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/25/2013

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	12/30/2015	PB15-0232	COMPLETE
ADDITION	08/14/2015	PB15-0177	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	53.00	150.00	1.0000	1.0000	3400	100		180,200
53 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	180,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	980	93	5,997
D/W/P: 3.5 Concrete	6.58	460	93	2,815
D/W/P: 3.5 Concrete	6.58	56	45	166
Total Estimated Land Improvements True Cash Value =				8,978

Work Description for Permit PB15-0177, Issued 08/14/2015: 450 SQ FT ADDITION & 50*24 ADDITION TO HOUSE & GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	90,100	108,300	198,400			112,417C
2024	84,800	103,300	188,100			109,037C
2023	74,200	83,600	157,800			103,845C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 72 S.F.
Slab: 1550 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,622
Total Base New : 249,300 E.C.F.
Total Depr Cost: 157,058 X 1.283
Estimated T.C.V: 201,505

(16) Porches/Decks

Area	Type
56	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 898
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1622 SF Floor Area = 1622 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,550		
1 Story	Siding	Crawl Space	72		
			Total:	204,361	128,747

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	2,927
Porches			
CCP (1 Story)	56	1,667	1,050
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	898	30,757	19,377
Common Wall: 1 Wall	1	-2,219	-1,398
Water/Sewer			
Public Sewer	1	1,494	941
Water Well, 150 Feet	1	8,594	5,414
	Totals:	249,300	157,058

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 201,505

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		239,900	07/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
12468 WEST SHORE DR

Owner's Name/Address
PARK TODD W & BARBARA A 3471 GROVE LANE AUBURN HILLS MI 48326

Tax Description
L-844 P-302 (L-749 P-526) 234 12468 W SHORE DR 48629 LOT 6 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	32	25	247
D/W/P: 3.5 Concrete	6.58	1446	75	7,136
Total Estimated Land Improvements True Cash Value =				7,383

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	130,100	215,100			126,144C
2024	80,000	124,200	204,200			122,352C
2023	70,000	100,400	170,400			116,526C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,456
Total Base New : 262,727 E.C.F.
Total Depr Cost: 191,791 X 1.283
Estimated T.C.V: 246,068

(16) Porches/Decks

Area	Type
288	WGEP (1 Story)
288	Composite
48	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
			Total:	191,653	139,907
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,392
Porches					
WGEP (1 Story)			288	19,328	14,109
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			832	28,970	21,148
Common Wall: 1 Wall			1	-2,219	-1,620
Water/Sewer					
Public Sewer			1	1,494	1,091
Water Well, 150 Feet			1	8,594	6,274
Fireplaces					
Direct-Vented Gas			1	3,021	2,205
Deck					
Composite			288	5,504	4,018
Composite			48	1,736	1,267
			Totals:	262,727	191,791

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 246,068

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIVLEY RUSSELL L & LINDA	SHIVLEY RUSSELL L & LINDA	0	05/31/2023	QC	15-LADY BIRD	1184:1360	PROPERTY TRANSFER	0.0
RZYCKI EDWARD J SR ET AL	SHIVLEY, RUSSELL & LINDA	80,000	03/11/2013	WD	21-NOT USED/OTHER	1125/1117	OTHER	100.0

Property Address

12502 WEST SHORE DR

Owner's Name/Address

SHIVLEY RUSSELL L & LINDA K [LE]
12502 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-552 P-346 234 LOT 7 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/18/2019
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/03/2013	13198	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/29/2019	INSPECTED
DMG	12/04/2013	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	910	48	2,874
Wood Frame	29.53	96	48	1,361
Total Estimated Land Improvements True Cash Value =				4,235

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	90,100	175,100			101,465C
2024	80,000	85,900	165,900			98,415C
2023	70,000	69,100	139,100			93,729C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 906 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,129
Total Base New : 195,229 E.C.F.
Total Depr Cost: 132,753 X 1.283
Estimated T.C.V: 170,322

(16) Porches/Decks

Area	Type
30	WCP (1 Story)
260	Treated Wood
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 906 SF Floor Area = 1129 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	386		
1+ Story	Siding	Crawl Space	520		
1 Story	Siding	Overhang	30		
			Total:	148,168	100,753

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,159
Porches			
WCP (1 Story)	30	2,236	1,520
Deck			
Treated Wood	260	4,919	3,345
Treated Wood	60	1,958	1,331
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	364	16,296	11,081
Common Wall: 1/2 Wall	1	-1,106	-752
Water/Sewer			
Public Sewer	1	1,494	1,016
Water Well, 150 Feet	1	8,594	5,844
Fireplaces			
Exterior 2 Story	1	8,024	5,456
	Totals:	195,229	132,753

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 170,322

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATTERS MICHAEL & JULIE	YOUNG DANIEL & LEANN M	124,000	11/24/2021	WD	16-LC PAYOFF	1179:1305	DEED	0.0
KRISTY PAUL C & DEBRA L	ROZEN BRADLEY & LISA	122,500	06/26/2019	WD	21-NOT USED/OTHER	1169:2013	PROPERTY TRANSFER	25.0
WATTERS MICHAEL & JULIE	WATTERS MICHAEL M & JULIE	0	02/20/2018	WD	18-LIFE ESTATE	1165:2653	PROPERTY TRANSFER	0.0
WATTERS MICHAEL & JULIE	YOUNG DANIEL & LEANN M	124,000	03/17/2015	MLC	21-NOT USED/OTHER	1148-1217	PROPERTY TRANSFER	25.0

Property Address

12508 WEST SHORE DR

Owner's Name/Address

WEST COVE ASSOC
C/O PAUL KRISTY
24651 SHERMAN
OAK PARK MI 48237

Tax Description

L-1053 P-343 (L-361P-201&L-519P-566) 234 12508 W SHORE DR LOTS 8 & 9 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	10/16/2020	PB20-0353	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
CW	07/29/2019	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	56	23	371
Wood Frame	24.15	140	48	1,623
Wood Frame	25.94	98	73	1,856
Total Estimated Land Improvements True Cash Value =				3,850

Work Description for Permit PB20-0353, Issued 10/16/2020: OPEN DECK W/BENCHES 4X31, ALSO 12X28 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	157,300	327,300			202,944C
2024	160,000	150,200	310,200			196,842C
2023	140,000	121,400	261,400			187,469C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 GRAY/BL	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1130 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,130
Total Base New : 156,780 E.C.F.
Total Depr Cost: 106,609 X 1.283
Estimated T.C.V: 136,779

(16) Porches/Decks

Area	Type
100	Treated Wood
44	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 260
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1130 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,130		
			Total:	131,105	89,151
Other Additions/Adjustments					
Deck					
Treated Wood			100	2,490	1,693
Treated Wood			44	1,634	1,111
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			260	11,762	7,998
Common Wall: 1 Wall			1	-2,045	-1,391
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Direct-Vented Gas			1	2,149	1,461
			Totals:	156,780	106,609

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 136,779

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 TAN/BRO	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 448 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 47
Floor Area: 448
Total Base New : 67,897 E.C.F.
Total Depr Cost: 35,986 X 1.283
Estimated T.C.V: 46,170

(16) Porches/Decks

Area	Type
88	CGEP (1 Story)
168	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 448 SF Floor Area = 448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	448		
			Total:	56,751	30,079
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			88	6,210	3,291
Deck					
Treated Wood			168	3,610	1,913
Water/Sewer					
Public Sewer			1	1,326	703
			Totals:	67,897	35,986

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 46,170

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built 0 GRAY/BR | Remodeled 0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. Few | Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable | Gambrel
Hip | Mansard
Flat | Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 455 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas | Oil | Elec.
Wood | Coal | Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
X Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 455
Total Base New : 69,091 E.C.F.
Total Depr Cost: 43,525 X 1.283
Estimated T.C.V: 55,843

(16) Porches/Decks

Area	Type
90	CGEP (1 Story)
190	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 455 SF Floor Area = 455 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	455		
			Total:	57,547	36,253
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			90	6,308	3,974
Deck					
Treated Wood			190	3,910	2,463
Water/Sewer					
Public Sewer			1	1,326	835
			Totals:	69,091	43,525

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 55,843

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 "12504"	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 469 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 469
Total Base New : 77,507 E.C.F.
Total Depr Cost: 50,976 X 1.283
Estimated T.C.V: 65,402

(16) Porches/Decks

Area	Type
99	WGEP (1 Story)
432	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 469 SF Floor Area = 469 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	469			
			Total:	60,483	38,105	
Other Additions/Adjustments						
Porches						
WGEP (1 Story)			99	8,777	5,530	
Water/Sewer						
Public Sewer			1	1,326	835	
Deck						
Composite			432	6,921	6,506	*9
			Totals:	77,507	50,976	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 65,402

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENSLEY BARBARA M		0	08/27/2023	OTH	07-DEATH CERTIFICATE	OBITUARY ONLINE	OTHER	0.0
HENSLEY CLYDE JR		0	06/21/2013	OTH	07-DEATH CERTIFICATE	1167:0381	OTHER	0.0
		127,000	11/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12510 WEST SHORE DR

Owner's Name/Address

HENSLEY BARBARA M ESTATE
12510 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-967 P-338 (L-863P-591&L-636 P-373) 234
LOT 10 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	07/26/2011	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	25	123
Fencing: Vnyl, Solid, 6'	40.47	8	75	243
D/W/P: 3.5 Concrete	6.58	1177	75	5,809
D/W/P: Patio Blocks	15.61	446	75	5,221
Wood Frame	37.85	48	75	1,363
Total Estimated Land Improvements True Cash Value =				12,759

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	149,300	234,300			123,627C
2024	80,000	142,900	222,900			119,910C
2023	70,000	115,800	185,800			114,200C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
6	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 18
Floor Area: 1,848
Total Base New : 264,852 E.C.F.
Total Depr Cost: 217,178 X 1.283
Estimated T.C.V: 278,639

(16) Porches/Decks

Area	Type
280	Treated Wood
32	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 6
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	672		
1+ Story	Siding	Crawl Space	504		
			Total:	218,681	179,319

Other Additions/Adjustments

Exterior			
Stone Veneer	24	911	747
Plumbing			
3 Fixture Bath	1	4,646	3,810
Deck			
Treated Wood	280	5,169	4,239
Composite	32	1,409	1,155
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	23,575	19,331
Common Wall: 1 Wall	1	-2,219	-1,820
Water/Sewer			
Public Sewer	1	1,494	1,225
Water Well, 150 Feet	1	8,594	7,047
Fireplaces			
Prefab 1 Story	1	2,592	2,125
	Totals:	264,852	217,178

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 278,639

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATTERS MICHAEL & JULIE	WATTERS MICHAEL & JULIE [I	0	02/20/2018	WD	18-LIFE ESTATE	1165:2651	PROPERTY TRANSFER	0.0
ROWELL LYNN L & FRANCINE	WATTERS MICHAEL & JULIE	296,000	07/09/2014	WD	03-ARM'S LENGTH	1141-715	OTHER	100.0
		357,000	04/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
12516 WEST SHORE DR

Owner's Name/Address
WATTERS MICHAEL & JULIE [LE]
PO BOX 756
STOCKBRIDGE MI 49285

Tax Description
L-1024 P-230 (L-888P-361&L-596 P-377) 234
12516 W SHORE DR LOT 11 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/29/2022	PB22-0285	COMPLETE
Res. Add/Alter/Repair	07/29/2022	PB22-0286	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/29/2022	INSPECTED
QT	11/03/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1680	95	10,501
D/W/P: Brick on Sand	18.02	594	75	8,028
D/W/P: 3.5 Concrete	6.58	112	95	700
Total Estimated Land Improvements True Cash Value =				19,229

Work Description for Permit PB22-0285, Issued 07/29/2022: RESIDENTIAL DWELLING PARTIAL DEMO & ADDITION-2ND STORY BONUS ROOM 360 SQ FT/ 8 X 10= 80 SQ FT ADDIITON/ 8 X 14 = 112 SQ FT COVERED PORCH = 552 TOTAL SQ FT ADDITION & 6 X 8 = 48 SQ FT DECK; LAKE TOWNSHIP LAND USE PERMIT #4520; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER ISSUED 7/18/22
Work Description for Permit PB22-0286, Issued 07/29/2022: REROOF HOUSE *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED* FAX: 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	183,700	268,700			171,287C
2024	80,000	176,000	256,000			166,137C
2023	70,000	117,000	187,000			131,137C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	2023

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1088 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 15
Floor Area: 2,016
Total Base New : 308,273 E.C.F.
Total Depr Cost: 265,125 X 1.283
Estimated T.C.V: 340,155

(16) Porches/Decks

Area	Type
288	CCP (1 Story)
48	Composite
112	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1088 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
1 Story	Siding	Crawl Space	80			*9
0.5 Story	Siding	Overhang	576			
1 Story	Siding	Overhang	64			
0.5 Story	Brick	Overhang	144			
			Total:	242,509	207,658	

Other Additions/Adjustments

Exterior				
Stone Veneer	200	7,592	6,453	
Plumbing				
3 Fixture Bath	1	4,646	3,949	
Porches				
CCP (1 Story)	288	7,128	6,059	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	576	27,331	23,231	
Common Wall: 1 Wall	1	-2,219	-1,886	
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Common Wall: 1 Wall	1	-2,219	-2,197	
Base Cost	144	8,702	8,615	*9
Water/Sewer				
Public Sewer	1	1,494	1,270	
Water Well, 150 Feet	1	8,594	7,305	
Deck				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-012-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12520 WEST SHORE DR

Owner's Name/Address
SCHULTZ TERRI A 8197 VIA VITTORIA WAY ORLANDO FL 32819

Tax Description
1096/1543 1096/1526 1065/2685 L595/P653 593/140 234 LOTS 12 & 13 THE LEWIS SUBD SPLIT/COMBINED ON 12/08/2017 FROM 006-310-012-0000, 006-310-013-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/03/2019	PB19-0029	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/27/2020	INSPECTED
KH	11/01/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	136	89	1,971
D/W/P: 3.5 Concrete	6.58	2012	93	12,312
D/W/P: Brick on Sand	18.02	202	93	3,385
D/W/P: 3.5 Concrete	6.58	208	94	1,287
D/W/P: 5in Ren. Conc.	8.94	502	98	4,398
Total Estimated Land Improvements True Cash Value =				23,353

Work Description for Permit PB19-0029, Issued 05/03/2019: REMODEL & ADDITIONS TO EXISTING--GARAGE 28 X 44 & 2 X 14 = 1260 SQ FT; BEDRM 24 X 20 = 480 SQ FT; SUNROOM/PORCH/FAMILY RM 28 X 50 = 1400 SQ FT; PORCHES 8 X 8 & 4 X 11 = 108 SQ FT; 2ND FL 10 X 10 = 100 SQ FT = 3348 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4215 SOIL EROSION PERMIT #3728 WELL PERMIT #BBAG-B9TL25

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	279,200	449,200			257,772C
2024	160,000	267,800	427,800			250,022C
2023	140,000	218,100	358,100			238,117C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	2019

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2652 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 12
Floor Area: 2,991
Total Base New : 455,116 E.C.F.
Total Depr Cost: 409,354 X 1.283
Estimated T.C.V: 525,201

(16) Porches/Decks

Area	Type
112	CCP (1 Story)
240	Composite

(17) Garage

Year Built: 2019
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1260
% Good: 93
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2652 SF Floor Area = 2991 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	1,140			
1 Story	Siding	Crawl Space	584			
1 Story	Siding	Crawl Space	456			*9
1.25 Story	Siding	Crawl Space	216			*9
1 Story	Siding	Crawl Space	96			*9
1 Story	Siding	Crawl Space	160			*9
			Total:	384,437	344,411	

Other Additions/Adjustments				
Exterior				
Stone Veneer	48	1,822	1,603	
Plumbing				
3 Fixture Bath	1	4,646	4,088	
Porches				
CCP (1 Story)	112	3,118	2,900	*9
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Common Wall: 1 Wall	1	-2,219	-2,064	
Base Cost	1260	40,522	37,685	*9
Water/Sewer				
Public Sewer	1	1,494	1,315	
Water Well, 150 Feet	1	8,594	7,563	
Deck				
Composite w/Roof (Deck Portion)	240	4,800	4,464	*9
Composite w/Roof (Roof portion)	240	3,902	3,629	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORBAT LINDA R	LEE JR., RICHARD & KATHRYN	250,000	08/09/2010	WD	03-ARM'S LENGTH	1095/1493	OTHER	100.0

Property Address

12552 WEST SHORE DR

Owner's Name/Address

LEE RICHARD L JR & KATHRYN L
12552 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1050 P-977 (L-1035P-1711&L-335 P-206) 234 LOT 14 THE LEWIS SUBD 12552 W SHORE DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/09/2015

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	12/20/2021	PB21-0472	COMPLETE
ADDITION	07/27/2012	146	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1020	71	4,766
D/W/P: Brick on Sand	18.02	766	71	9,800
D/W/P: 3.5 Concrete	6.58	450	71	2,102
Total Estimated Land Improvements True Cash Value =				16,668

Work Description for Permit PB21-0472, Issued 12/20/2021: RE-ROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	223,900	308,900			150,526C
2024	80,000	214,200	294,200			146,000C
2023	70,000	174,000	244,000			139,048C

Who	When	What
MH	11/13/2017	INSPECTED
DMG	11/29/2012	INSPECTED
DMG	08/05/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1317 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 24
Floor Area: 2,713
Total Base New : 432,301 E.C.F.
Total Depr Cost: 327,852 X 1.283
Estimated T.C.V: 420,634

(16) Porches/Decks

Area	Type
378	WSEP (1 Story)
263	Pine

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 462
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1317 SF Floor Area = 2713 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,317			
1 Story	Siding	Overhang	396			
1 Story	Siding	Overhang	12			
			Total:	365,121	277,491	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	5,192	
Porches						
WSEP (1 Story)			378	22,359	16,993	
Deck						
Pine w/Roof (Deck Portion)			263	4,203	2,900	*6
Pine w/Roof (Roof portion)			263	5,741	3,961	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			462	19,118	14,530	
Common Wall: 1 Wall			1	-2,219	-1,686	
Water/Sewer						
Public Sewer			1	1,914	1,455	
Water Well, 150 Feet			1	9,232	7,016	
			Totals:	432,301	327,852	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 420,634

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAVIS JANET M	DAVIS JANET M [LE]	0	07/07/2020	QC	18-LIFE ESTATE	1173:0156	PROPERTY TRANSFER	0.0

Property Address

12570 WEST SHORE DR

Owner's Name/Address

DAVIS JANET [LE] & STRUBLE CAROLYN
7305 E HILL RD
ASHLEY MI 48806

Tax Description

L-768 P-87 234 LOT 15 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative (4,600 MCL 211.

Building Permit(s)	Date	Number	Status
ADDITION	08/19/2015	PB15-0211	COMPLETE
REMODEL	09/05/2014	203	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	16.54	209	50	1,728
D/W/P: 3.5 Concrete	6.16	250	75	1,155
Total Estimated Land Improvements True Cash Value =				2,883

Work Description for Permit PB15-0211, Issued 08/19/2015: 6*10 ADDITION TO HOUSE
Work Description for Permit 203, Issued 09/05/2014: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	74,300	159,300			87,070C
2024	80,000	71,100	151,100			84,452C
2023	70,000	56,500	126,500			80,431C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 825 S.F.
Slab: 60 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 24
Floor Area: 885
Total Base New : 150,222 E.C.F.
Total Depr Cost: 114,169 X 1.283
Estimated T.C.V: 146,479

(16) Porches/Decks

Area	Type
16	CPP
300	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 885 SF Floor Area = 885 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	825		
1 Story	Siding	Slab	60		
			Total:	108,761	82,658
Other Additions/Adjustments					
Deck					
Treated Wood			300	5,277	4,011
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			600	20,370	15,481
Water/Sewer					
Public Sewer			1	1,326	1,008
Water Well, 150 Feet			1	8,359	6,353
Fireplaces					
Exterior 1 Story			1	5,707	4,337
Porches					
CPP			16	422	321
			Totals:	150,222	114,169

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 146,479

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AHRENS LLOYD E ESTATE	AHRENS CRAIG A & AHRENS BE	0	02/17/2022	WD	09-FAMILY	1179:0455	PROPERTY TRANSFER	0.0
AHRENS CRAIG A & AHRENS BR	AHRENS BRIAN M	0	01/18/2022	QC	09-FAMILY	1179:1469	PROPERTY TRANSFER	0.0
AHRENS IRENE B		0	09/27/2016	OTH	21-NOT USED/OTHER	1160-1130	PROPERTY TRANSFER	0.0

Property Address

12574 WEST SHORE DR

Owner's Name/Address

AHRENS BRIAN M
5625 SOMERSET DR
BROOKLYN MI 49230

Tax Description

L-591 P-336 234 LOT 16 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	187	75	922
D/W/P: Asphalt Paving	3.10	1100	75	2,557
Total Estimated Land Improvements True Cash Value =				3,479

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	126,400	211,400			116,736C
2024	80,000	120,700	200,700			113,226C
2023	70,000	97,300	167,300			107,835C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 900 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,575
Total Base New : 242,488 E.C.F.
Total Depr Cost: 189,139 X 1.283
Estimated T.C.V: 242,665

(16) Porches/Decks

Area	Type
400	Treated Wood
104	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 210
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 900 SF Floor Area = 1575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	900		
			Total:	187,149	145,975
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,624
Deck					
Treated Wood			400	6,520	5,086
Balcony					
Wood Balcony			104	4,237	3,305
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			840	29,182	22,762
Storage Over Garage			210	2,885	2,250
Common Wall: 1 Wall			1	-2,219	-1,731
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
			Totals:	242,488	189,139

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 242,665

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PISARSKI CARL J & ELEANOR	ROBINSON, WAYNE & KELLI	299,000	08/08/2008	WD	03-ARM'S LENGTH	1074/2312	OTHER	100.0

Property Address

12576 WEST SHORE DR

Owner's Name/Address

ROBINSON WAYNE & KELLI J
12576 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-990 P-1081 (L-426 P-688) 234 LOT 17 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 08/08/2008
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	07/06/2012	121	COMPLETE
REMODEL	08/27/2010	217	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	11/29/2012	INSPECTED
DMG	08/05/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1212	75	5,981
D/W/P: 3.5 Concrete	6.58	250	90	1,480
D/W/P: Brick on Sand	18.02	794	75	10,731
Total Estimated Land Improvements True Cash Value =				18,192

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	144,500	229,500			112,760C
2024	80,000	138,300	218,300			109,370C
2023	70,000	112,500	182,500			104,162C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1024 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 28
Floor Area: 1,536
Total Base New : 278,770 E.C.F.
Total Depr Cost: 205,629 X 1.283
Estimated T.C.V: 263,822

(16) Porches/Decks

Area	Type
416	WGEP (1 Story)
20	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 784
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,024			
			Total:	195,804	140,974	
Other Additions/Adjustments						
Exterior						
Stone Veneer			204	7,744	5,576	
Plumbing						
3 Fixture Bath			1	4,646	3,345	
Porches						
WGEP (1 Story)			416	27,323	24,591	*9
CCP (1 Story)			20	1,007	725	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			784	27,730	19,966	
Common Wall: 1 Wall			1	-2,219	-1,598	
Water/Sewer						
Public Sewer			1	1,494	1,076	
Water Well, 150 Feet			1	8,594	6,188	
Fireplaces						
Interior 2 Story			1	6,647	4,786	
			Totals:	278,770	205,629	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 263,822

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12590 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KANDOW JOHN & CAROL 28580 TERRENCE LIVONIA MI 48154	2026 Est TCV Tentative					

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	17	75	79
Metal Prefab/Conc.	22.65	90	60	1,223
Total Estimated Land Improvements True Cash Value =				1,302

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	60,700	145,700			85,729C
2024	80,000	58,000	138,000			83,152C
2023	70,000	46,300	116,300			79,193C

Tax Description

L-506 P-94 234 12590 W SHORE DR 48629 LOT 18 THE LEWIS SUBD

Comments/Influences

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/05/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 960
Total Base New : 139,942 E.C.F.
Total Depr Cost: 90,962 X 1.283
Estimated T.C.V: 116,704

(16) Porches/Decks

Area	Type
192	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	113,836	73,993
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			192	10,714	6,964
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
Fireplaces					
Exterior 1 Story			1	5,707	3,710
			Totals:	139,942	90,962

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 116,704

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BALLINGER BRIAN & FRIEDA	BALLINGER BRIAN L & FRIEDA	0	03/01/2024	OTH	15-LADY BIRD	1186:1262	PROPERTY TRANSFER	0.0
CHAMBERLAIN VIRGINIA H TRU	BALLINGER BRIAN & FRIEDA	165,000	11/18/2014	WD	03-ARM'S LENGTH	1145-1394	PROPERTY TRANSFER	100.0
CHAMBERLAIN VIRGINIA H	CHAMBERLAIN VIRGINIA TRUST	0	11/10/2014	OTH	21-NOT USED/OTHER	1145-1393	PROPERTY TRANSFER	0.0

Property Address

12594 WEST SHORE DR

Owner's Name/Address

BALLINGER BRIAN L & FRIEDA A [LE]
406 RIVERGATE LN
DEWITT MI 48820

Tax Description

L-1041 P-1557 (L-772 P-408) 234 12594 W SHORE DR 48629 LOT 19 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/14/2020	PB20-0328	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
QT	12/04/2020	INSPECTED
QT	10/27/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	24	94	149
Total Estimated Land Improvements True Cash Value =				149

Work Description for Permit PB20-0328, Issued 10/14/2020: 1 1/2 STY 15X15 ADDITION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	110,300	195,300			117,882C
2024	80,000	105,300	185,300			114,338C
2023	70,000	84,300	154,300			108,894C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	2021

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 865 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,235
Total Base New : 192,691 E.C.F.
Total Depr Cost: 166,622 X 1.283
Estimated T.C.V: 213,776

(16) Porches/Decks

Area	Type
235	Treated Wood
16	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 288
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 865 SF Floor Area = 1235 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Slab	400			
1.75 Story	Siding	Slab	360			*9
1 Story	Siding	Slab	105			*9
			Total:	146,455	123,160	

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	4,367
Deck			
Treated Wood	235	4,608	4,332
Balcony			
Wood Balcony	16	652	613
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	20,948
Storage Over Garage	288	3,957	3,720
Water/Sewer			
Public Sewer	1	1,494	1,404
Water Well, 150 Feet	1	8,594	8,078
Totals:		192,691	166,622

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 213,776

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12602 WEST SHORE DR

Owner's Name/Address
DOREY YVONNE A 6101 WESTERN DR # 70 SAGINAW MI 48663

Tax Description
L-640 P-43 234 LOT 20 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	47	60	174
Wood Frame	24.89	120	75	2,240
Total Estimated Land Improvements True Cash Value =				2,414

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	43,200	128,200			75,879C
2024	80,000	41,300	121,300			73,598C
2023	70,000	32,900	102,900			70,094C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 712 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 712
Total Base New : 105,390 E.C.F.
Total Depr Cost: 63,234 X 1.283
Estimated T.C.V: 81,129

(16) Porches/Decks

Area	Type
160	Treated Wood
90	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 712 SF Floor Area = 712 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	712		
			Total:	87,693	52,616
Other Additions/Adjustments					
Deck					
Treated Wood			160	3,498	2,099
Treated Wood			90	2,365	1,419
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
Fireplaces					
Wood Stove			1	2,149	1,289
			Totals:	105,390	63,234

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 81,129

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		103,000	07/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12610 WEST SHORE DR

Owner's Name/Address

BRETTRAGER DANIEL J & KAREN K
14360 GASPER RD
CHESANING MI 48616

Tax Description

L-686 P-363 234 12610 W SHORE DR 48629
LOT 21 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	654	75	3,723
Total Estimated Land Improvements True Cash Value =				3,723

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	177,600	262,600			133,036C
2024	80,000	169,700	249,700			129,036C
2023	70,000	137,000	207,000			122,892C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1182 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 1,956
Total Base New : 333,359 E.C.F.
Total Depr Cost: 266,688 X 1.283
Estimated T.C.V: 342,161

(16) Porches/Decks

Area	Type
24	CPP
144	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1182 SF Floor Area = 1956 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	774		
1 Story	Siding	Crawl Space	348		
1 Story	Siding	Crawl Space	60		
			Total:	284,796	227,837
Other Additions/Adjustments					
Exterior					
Stone Veneer			129	6,017	4,814
Plumbing					
3 Fixture Bath			1	6,832	5,466
Deck					
Treated Wood			144	3,535	2,828
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	20,274	16,219
Water/Sewer					
Public Sewer			1	1,914	1,531
Water Well, 150 Feet			1	9,232	7,386
Porches					
CPP			24	759	607
			Totals:	333,359	266,688

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 342,161

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRETTRAGER DANIEL & KAREN	GROSS KAYLA & KANDACE	235,000	09/01/2023	OTH	04-BUYERS INTEREST IN A L	1185:798	DEED	100.0
BRETTRAGER DANIEL & KAREN	GROSS KAYLA & KANDACE	0	08/31/2023	QC	21-NOT USED/OTHER	1185:797	PROPERTY TRANSFER	100.0
GROSS ELMER & MARJORIE	BRETTRAGER DANIEL & KAREN	195,000	02/20/2019	MLC	09-FAMILY	1168:1346	PROPERTY TRANSFER	0.0
		162,000	12/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12620 WEST SHORE DR

Owner's Name/Address

GROSS KAYLA & KANDACE
2299 RANDALL AVE
GRAND RAPIDS MI 49534

Tax Description

234 L-910 P-538-540 LOT 22 AND THAT PART OF LOT 23 DES AS FOLLOWS: COM AT SW COR OF LOT 23 TH N 32 DEG 10"E 26.86 FT ON W'LY LINE OF LOT 23 TH SE'LY TO PT 30.01 FT NE'LY OF SE COR OF LOT 23 TH S 23 DEG 18'13"W 30.01 FT TO SE COR OF LOT 23 TH NW'LY ON S'LY LINE OF LOT 23 TO POB THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 06/02/2022 INSPECTED
DMG 08/05/2010 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	76.00	150.00	1.0000	1.0000	3400	100		258,400
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	258,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	477	50	689
D/W/P: 3.5 Concrete	6.16	344	50	1,059
Metal Prefab	17.42	80	54	753
Total Estimated Land Improvements True Cash Value =				2,501

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	129,200	49,200	178,400			173,826C
2024	121,600	47,000	168,600			168,600S
2023	106,400	37,500	143,900			105,019C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 908 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 908
Total Base New : 122,782 E.C.F.
Total Depr Cost: 72,357 X 1.283
Estimated T.C.V: 92,834

(16) Porches/Decks

Area	Type
128	Treated Wood
12	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 908 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	908		
			Total:	105,128	62,026
Other Additions/Adjustments					
Deck					
Treated Wood			128	3,021	1,782
w/Roof (Roof portion)			12	248	62
Water/Sewer					
Public Sewer			1	1,326	782
Water Well, 150 Feet			1	8,359	4,932
Fireplaces					
Interior 1 Story			1	4,700	2,773
			Totals:	122,782	72,357

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 92,834

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROSS ELMER A & MARJORIE	GROSS ELMER A REVOCABLE TR	0	12/23/2021	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0

Property Address

12638 WEST SHORE DR

Owner's Name/Address

GROSS ELMER A REVOCABLE TRUST
10145 SHERIDAN AVE
MONTROSE MI 48457

Tax Description

L-631 P-498 234 LOT 24 - PART OF LOTS 23 & 25 COM AT SW COR OF LOT 23 TH N32DEG00'10"E 26.86 FT FOR POB TH N32DEG00'10"E 108.08 FT TH S 72DEG30'23"E 96.71 FT TO SH OF LK TH S30DEG31'40"W ALG SH 106.44 FT TH N73DEG02'37"W 99.8 FT TO POB THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	05/30/2014	1468	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	07/26/2011	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	106.00	125.00	1.0000	0.9642	3400	100		347,495
106 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	347,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	755	75	3,726
Total Estimated Land Improvements True Cash Value =				3,726

Work Description for Permit 1468, Issued 05/30/2014: 16*20 DECK,12*12 GAZEBO, 32 SF OVER LAKE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	173,700	122,200	295,900			165,679C
2024	163,500	116,700	280,200			160,698C
2023	143,100	94,000	237,100			153,046C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1448 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,448
Total Base New : 248,720 E.C.F.
Total Depr Cost: 182,538 X 1.283
Estimated T.C.V: 234,196

(16) Porches/Decks

Area	Type
320	Composite
120	Composite
20	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1448 SF Floor Area = 1448 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Crawl Space	1,056			
1 Story	Siding	Crawl Space	320			
1 Story	Siding	Crawl Space	72			
			Total:	197,048	143,845	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,392	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	18,180	
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
Deck						
Composite			320	5,923	4,324	
Composite w/Roof (Deck Portion)			120	2,953	2,717	*9
Composite w/Roof (Roof portion)			120	2,153	1,981	
Composite			20	1,005	734	
			Totals:	248,720	182,538	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 234,196

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FULCHER MELVIN P & BETTY A	FULCHER MELVIN P & BETTY A	0	12/30/2014	QC	09-FAMILY	1152-753	PROPERTY TRANSFER	0.0

Property Address

12664 WEST SHORE DR

Owner's Name/Address

FULCHER MELVIN P & BETTY A
12664 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-639 P-579 234 PART OF LOTS 25 & 26 BEG AT NW COR OF LOT 26 TH S75DEG12'20"E 104.64 FT TO SH OF LK TH S37DEG03'51"W ALG SH 72.35 FT TH N72DEG30'23"W 96.71 FT TO ELY LN OF CO RD TH N32DEG04'44"E ALG RD 65.35 FT TO POB THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/16/1995

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	72.00	150.00	1.0000	1.0000	3400	100		244,800
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	244,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2109	75	10,408
Wood Frame	35.08	64	85	1,908
Total Estimated Land Improvements True Cash Value =				12,316

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	122,400	110,900	233,300			138,734C
2024	115,200	103,500	218,700			134,563C
2023	100,800	83,800	184,600			128,156C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 8
Floor Area:
Total Base New : 191,190 E.C.F.
Total Depr Cost: 153,260 X 1.283
Estimated T.C.V: 196,633

(16) Porches/Decks

Area	Type
120	WGEP (1 Story)
48	Composite
255	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1377 SF Floor Area = 1377 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1377			
Expando			9			
			Total:	121,697	97,357	
Other Additions/Adjustments						
42" frost-free footings, foundation			156	10,060	8,048	
Plumbing						
3 Fixture Bath			1	3,921	3,137	
Porches						
WGEP (1 Story)			120	9,223	7,286	*7
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	20,932	
Common Wall: 1 Wall			1	-2,219	-1,775	
Water/Sewer						
Public Sewer			1	1,914	1,531	
Water Well, 150 Feet			1	9,232	7,386	
Deck						
Composite			48	1,842	1,474	
Composite			255	5,355	4,284	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	191,190	153,260	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 196,633

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-310-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOHMS GERTRUDE M	SPENCER NANCY & BOHMS RICH	0	02/15/2017	QC	08-ESTATE	1162:1937	PROPERTY TRANSFER	100.0

Property Address

12678 WEST SHORE DR

Owner's Name/Address

SPENCER NANCY & BOHMS RICHARD W SR
3571 OUTBACK TRAIL
PINCKNEY MI 48169

Tax Description

L-367 P-477 & L-556 P-439 234 PART OF LOTS 26 & 27 BEG AT SW COR OF LOT 27 TH N31DEG46'E ALG WLY LOT LINE 50.05FT TO NW COR OF LOT 27 TH S81DEG24'14"E 114.3FT TO SH OF LK & PT S36DEG 20'21"W 23FT FROM NE COR OF LOT 27 TH S37 DEG 03'51"W ALG SH 64.39FT TH N75DEG12' 20"W 104.64FT TO POB PARCEL 1 THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	50	74
D/W/P: 3.5 Concrete	6.16	12	50	37
Metal Prefab	21.16	40	25	211
Wood Frame	26.25	96	75	1,890
Total Estimated Land Improvements True Cash Value =				2,212

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	48,500	133,500			83,483C
2024	80,000	46,300	126,300			80,973C
2023	70,000	37,000	107,000			77,118C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 736 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 736
Total Base New : 119,457 E.C.F.
Total Depr Cost: 71,501 X 1.283
Estimated T.C.V: 91,736

(16) Porches/Decks

Area	Type
300	CGEP (1 Story)
24	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 736 SF Floor Area = 736 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	736		
			Total:	90,011	54,007
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			300	14,565	8,739
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
Fireplaces					
Interior 1 Story			1	4,700	2,820
Deck					
w/Roof (Roof portion)			24	496	124
			Totals:	119,457	71,501

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 91,736

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		3,500	04/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
WEST SHORE & YELLOW BIRCH	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
GROSS ELMER A & MARJORIE 10145 SHERIDAN AVE MONTROSE MI 48457	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

234 L-636 P-528 LOT 28 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	118.00	100.00	1.0000	0.8165	675	100		65,034
118 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	65,034

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	512	75	2,527
Total Estimated Land Improvements True Cash Value =				2,527

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	32,500	17,400	49,900			24,770C
2024	24,100	16,500	40,600			24,026C
2023	19,300	14,700	34,000			22,882C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 0
Total Base New : 47,616 E.C.F.
Total Depr Cost: 38,093 X 0.833
Estimated T.C.V: 31,731

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1536
% Good: 0
Storage Area: 768
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Storage Over Garage			768	10,552	8,442
Base Cost			1536	37,064	29,651
			Totals:	47,616	38,093

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 31,731

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-029-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

WEST SHORE DR

Owner's Name/Address

BRETTRAGER DANIEL & KAREN
14360 GASPER RD
CHESANING MI 48616

Tax Description

L-911 P-316 234 COM AT NE COR LOT 28 TH S31DEG12'09"W ALG ELY LINE OF SAID LOTS 28 & 29 TO A PT WHICH IS LOCATED ON SAID LINE 59FT NEOF SE COR LOT 29 FOR POB TH S31DEG12'09"W 59FT TO SE COR LOT 29 TH S89DEG28'23" W ALG S LINE OF LOT 29 125FT TH N31DEG 12'09"E PAR WITH ELY LINE OF LOT 29 59FTTH N89DEG28'23"E PAR WITH S LINE LOT 29 125FT TO POB 1ST ADD TO THE LEWIS SUBD PP: 006-311-029-0000

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	59.00	150.00	1.0000	1.0000	675	100		39,825
59 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	39,825

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	19,900	0	19,900			9,468C
2024	14,800	0	14,800			9,184C
2023	11,800	0	11,800			8,747C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-029-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROSS ELMER A & MARJORIE	GROSS ELMER A REVOCABLE TF	0	04/13/2022	QC	05-CORRECTING TITLE	1180:1389	DEED	0.0
GROSS ELMER A & MARJORIE	GROSS ELMER A REVOCABLE TF	0	12/23/2021	QC	14-INTO/OUT OF TRUST	1179:1055	DEED	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

GROSS ELMER A REVOCABLE TRUST
10145 SHEIDAN AVE
MONTROSE MI 48457

Tax Description

L-636 P-529 234 COM AT NE COR LOT 28 TH S31DEG12'09"W 118.30FT FOR POB TH S89DEG28'W 227.9FT TH S31DEG12'09"W 103.82FT TH N89DEG28' 23"E 66.4FT TH N31DEG12'09"E 59FT TH N89DEG28'23"E 125FT TH N31DEG12'09"E 59FT M/L TO POB - PART OF LOT 29 1ST ADD TO THE LEWIS SUBD PP:006-311-029-0000

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	59.00	150.00	1.0000	1.0000	675	100		39,825
59 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	39,825

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	19,900	0	19,900			3,573C
2024	14,800	0	14,800			3,466C
2023	11,800	0	11,800			3,301C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILBERT GERALD JR	GILBERT GERALD JR & WRIGHT	0	05/15/2020	QC	09-FAMILY	1172:1975	DEED	0.0
		73,500	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12605 WEST SHORE DR

Owner's Name/Address

GILBERT GERALD JR & WRIGHT SHANNON
9710 VOGT RD
FOWLERVILLE MI 48836

Tax Description

L-940 P-790 (L-928 P-244) 234 LOT 30 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	118.00	150.00	1.0000	1.0000	675	100		79,650
118 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	79,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.12	288	75	4,562
Total Estimated Land Improvements True Cash Value =				4,562

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,800	37,600	77,400			35,039C
2024	29,500	35,600	65,100			33,986C
2023	23,600	31,000	54,600			32,368C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 816
Total Base New : 121,479 E.C.F.
Total Depr Cost: 82,016 X 0.833
Estimated T.C.V: 68,319

(16) Porches/Decks

Area	Type
160	Treated Wood
144	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	816			
			Total:	101,509	69,027	
Other Additions/Adjustments						
Deck						
Treated Wood			160	3,498	2,379	
Treated Wood			144	3,264	2,220	
Treated Wood			32	1,374	343	*2
Water/Sewer						
Public Sewer			1	1,326	902	
Water Well, 150 Feet			1	8,359	5,684	
Fireplaces						
Wood Stove			1	2,149	1,461	
			Totals:	121,479	82,016	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 68,319

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIPPEN DANIEL R	ROBINSON, WAYNE & KELLI	95,000	08/08/2008	WD	03-ARM'S LENGTH	1074/2313	OTHER	100.0
KIPPEN DANIEL R & JONATHAN	KIPPEN DANIEL R	0	04/05/2007	QC	09-FAMILY	L-1058 P-1522	OTHER	0.0

Property Address

12575 WEST SHORE DR

Owner's Name/Address

ROBINSON WAYNE & KELLI J
12576 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-993 P-1259 (L-731 P-231) 234 LOT 31 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/08/2008

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	118.00	100.00	1.0000	0.8165	675	100		65,034

118 Actual Front Feet, 0.27 Total Acres Total Est. Land Value = 65,034

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2648	50	8,156

Total Estimated Land Improvements True Cash Value = 8,156

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	32,500	19,800	52,300			24,383C
2024	24,100	18,900	43,000			23,650C
2023	19,300	16,900	36,200			22,524C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 0
Total Base New : 46,836 E.C.F.
Total Depr Cost: 37,001 X 0.833
Estimated T.C.V: 30,822

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Storage Over Garage			600	8,244	6,513
Base Cost			1200	38,592	30,488
			Totals:	46,836	37,001

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 30,822

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AHRENS CRAIG A & AHRENS BR	AHRENS CRAIG A	0	01/18/2022	QC	09-FAMILY	1179:1470	PROPERTY TRANSFER	0.0
AHRENS LLOYD E ESTATE	AHRENS CRAIG A & AHRENS BI	0	12/08/2021	OTH	09-FAMILY	1179:0455	PROPERTY TRANSFER	0.0
AHRENS IRENE B		0	09/27/2016	OTH	21-NOT USED/OTHER	1160-1130	PROPERTY TRANSFER	0.0
		40,000	10/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12573 WEST SHORE DR

Owner's Name/Address

AHRENS CRAIG A
2237 S PORTAGE RD
JACKSON MI 49201

Tax Description

L-681 P-604 234 LOT 32 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	03/15/2022	PB22-0034	COMPLETE
ADDITION	08/21/2017	PB17-0266	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
MH	12/21/2017	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	107.00	100.00	1.0000	0.8165	675	100		58,971

107 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 58,971

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	756	96	4,471
D/W/P: 3.5 Concrete	6.16	600	96	3,548
Wood Frame	33.66	48	26	420
Total Estimated Land Improvements True Cash Value =				8,439

Work Description for Permit PB22-0034, Issued 03/15/2022: REMOVAL OF 12 X 60 = 960 TOTAL SQ FT MOBILE HOME/TRAILER; LAKE TOWNSHIP LAND USE PERMIT #4473; WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF TH WELL AND SEPTIC TO THE HALTH DEPARTMENT
Work Description for Permit PB17-0266, Issued 08/21/2017: 1 STY GARAGE ADDITION 26X24

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	29,500	18,800	48,300			26,279C
2024	21,800	17,300	39,100			25,489C
2023	17,500	15,400	32,900			24,276C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 47,984 E.C.F.
Total Depr Cost: 33,283 X 0.833
Estimated T.C.V: 27,725

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	26,628	12,781	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	22,632	*9
Common Wall: 1 Wall			1	-2,219	-2,130	
			Totals:	47,984	33,283	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 27,725

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE KEVIN D & LISA F	LEE RICHARD L JR & MAIER M	60,000	10/08/2014	WD	21-NOT USED/OTHER	1144-30	PROPERTY TRANSFER	0.0
ROSE KEVIN D & SCHMITT KEL	LEE JR, RICHARD & MAIER, M	60,000	08/22/2011	LC	03-ARM'S LENGTH	1107/220	OTHER	100.0
		27,000	12/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12555 WEST SHORE DR

Owner's Name/Address

LEE RICHARD L JR & MAIER MICHAEL
12552 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-1057 P-1912 (L-912P-477) LOT 33 1ST ADD TO THE LEWIS SUBD. 12555 W SHORE DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/29/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 06/09/2022 INSPECTED
DMG 08/06/2010 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	103.00	150.00	1.0000	1.0000	675	100		69,525

103 Actual Front Feet, 0.35 Total Acres Total Est. Land Value = 69,525

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	176	75	813
Wood Frame	24.00	144	75	2,592
Total Estimated Land Improvements True Cash Value =				3,405

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	34,800	9,600	44,400			21,383C
2024	25,800	9,100	34,900			20,741C
2023	20,600	8,200	28,800			19,754C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 0
Total Base New : 26,628 E.C.F.
Total Depr Cost: 18,640 X 0.833
Estimated T.C.V: 15,527

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			864	26,628	18,640
			Totals:	26,628	18,640

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 15,527

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENCORE REAL ESTATE HOLDING	COVA JOHN	52,000	03/14/2025	WD	21-NOT USED/OTHER	1189:1409	DEED	100.0
MENZEL STEVEN	ENCORE REAL ESTATE HOLDINC	10,000	03/13/2025	QC	21-NOT USED/OTHER	1189:1408	DEED	100.0
FARKAS PAMELA ESTATE	MENZEL STEVEN	40,000	07/16/2024	WD	08-ESTATE	1187:1959	PROPERTY TRANSFER	100.0
		63,000	01/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12521 WEST SHORE DR

Owner's Name/Address

COVA JOHN
375 W EVELYN AVE
HAZEL PARK MI 48030

Tax Description

L-973 P-1927 (L-699 P-155) 234 LOT 34 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	102.00	100.00	1.0000	0.8165	675	100		56,216
102 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	56,216

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	974	51	3,060
Fencing: Wire Mesh, #11	3.21	240	75	577
Fencing: Gates, Mesh, 3'	382.72	1	75	287
Wood Frame	21.63	232	50	2,509
Metal Prefab	18.36	70	51	655
Total Estimated Land Improvements True Cash Value =				7,088

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	28,100	47,000	75,100			75,100S
2024	20,800	52,000	72,800			38,842C
2023	16,700	45,700	62,400			36,993C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1056 S.F.
Slab: 336 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 44
Floor Area: 1,392
Total Base New : 180,868 E.C.F.
Total Depr Cost: 101,288 X 0.833
Estimated T.C.V: 84,373

(16) Porches/Decks

Area	Type
100	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 252
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
1 Story	Siding	Slab	336		
			Total:	160,279	89,758
Other Additions/Adjustments					
Porches					
CPP			100	1,815	1,016
Water/Sewer					
Public Sewer			1	1,326	743
Water Well, 150 Feet			1	8,359	4,681
Fireplaces					
Exterior 1 Story			1	5,707	3,196
Carports					
Aluminum			252	3,382	1,894
			Totals:	180,868	101,288

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 84,373

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEINER, RICK & ROBIN	SCHULTZ, DALE & DALE	77,000	05/07/2008	WD	03-ARM'S LENGTH	1071/2293	OTHER	100.0
DREW DARYL & TERESA D	KLEINER, RICK & ROBIN	0	05/25/2007	WD	21-NOT USED/OTHER	1060/589	OTHER	100.0

Property Address

12509 WEST SHORE DR

Owner's Name/Address

SCHULTZ DALE W & DALE L
106 E LINWOOD RD
LINWOOD MI 48634

Tax Description

L-797 P-424 234 LOT 35 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	101.00	125.00	1.0000	0.9129	675	100		62,235
101 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	62,235

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2694	50	3,893
D/W/P: 3.5 Concrete	6.16	96	75	443
D/W/P: 3.5 Concrete	6.16	80	75	370
Total Estimated Land Improvements True Cash Value =				4,706

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	31,100	16,000	47,100			22,946C
2024	23,100	15,200	38,300			22,257C
2023	18,400	13,700	32,100			21,198C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 0
Total Base New : 42,984 E.C.F.
Total Depr Cost: 32,238 X 0.833
Estimated T.C.V: 26,854

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			832	17,064	12,798
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	19,440
			Totals:	42,984	32,238

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 26,854

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATTERS MICHAEL M & JULIE	WATTERS MICHAEL M & JULIE	0	02/20/2018	WD	18-LIFE ESTATE	1165:2652	PROPERTY TRANSFER	0.0
ANDERSON HAROLD L & CARIN	WATTERS, MICHAEL & JULIE	46,000	10/03/2012	WD	03-ARM'S LENGTH	1120/1576	OTHER	100.0
		110,000	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12505 WEST SHORE DR

Owner's Name/Address

WATTERS MICHAEL M & JULIE A [LE]
PO BOX 756
STOCKBRIDGE MI 49285

Tax Description

L-959 P-2408
(L-921P-103&118&L-710P-150)234-- 12505 W SHORE DR - LOT 36 1ST ADD TO THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	05/24/2013	313	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	12/04/2013	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	101.00	140.00	1.0000	0.9661	675	100		65,863
101 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	65,863

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	2733	50	4,236
D/W/P: 3.5 Concrete	6.58	456	75	2,250
D/W/P: 3.5 Concrete	6.58	70	75	346
D/W/P: 3.5 Concrete	6.58	132	75	652
Total Estimated Land Improvements True Cash Value =				7,484

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	32,900	40,700	73,600			56,649C
2024	24,400	39,700	64,100			54,946C
2023	19,500	47,100	66,600			52,330C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 0
Total Base New : 103,019 E.C.F.
Total Depr Cost: 87,566 X 0.833
Estimated T.C.V: 72,942

(16) Porches/Decks

Area	Type
252	CGEP (1 Story)
60	Treated Wood

(17) Garage

Year Built: 1976
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1520
% Good: 0
Storage Area: 1140
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Porches			
CGEP (1 Story)	252	14,676	12,475
Deck			
Treated Wood	60	1,958	1,664
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Storage Over Garage	1140	15,664	13,314
Base Cost	1520	60,633	51,538
Water/Sewer			
Public Sewer	1	1,494	1,270
Water Well, 150 Feet	1	8,594	7,305
Totals:		103,019	87,566

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 72,942

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIVLEY RUSSELL L & LINDA	SHIVLEY RUSSELL L & LINDA	0	05/31/2023	QC	15-LADY BIRD	1184:1360	PROPERTY TRANSFER	0.0
FISHER DEAN E & PATRICIA A	SHIVLEY RUSSELL & LINDA	55,000	05/19/2018	WD	03-ARM'S LENGTH	1166:0015	PROPERTY TRANSFER	100.0
ANDERSON HAROLD L & CARIN	FISHER, DEAN & PATRICIA	31,440	12/23/2009	OTH	21-NOT USED/OTHER	1091//2673	OTHER	100.0

Property Address

12493 WEST SHORE DR

Owner's Name/Address

SHIVLEY RUSSELL L & LINDA K [LE]
12502 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-959 P-2408
(L-921P-103&118&L-710P-150)234 LOT 37 1ST ADD TO THE LEWIS SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/18/2019
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	07/30/2018	PB18-0204	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

MH 07/03/2022 DESK REVIE
MH` 11/29/2018 INSPECTED
MH 12/29/2016 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	2440	95	13,398
Wood Frame	23.41	96	22	494
Total Estimated Land Improvements True Cash Value =				13,892

Work Description for Permit PB18-0204, Issued 07/30/2018: 1.5 STY RESIDENTIAL GARAGE, 30X48

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	34,500	68,300			43,963C
2024	25,000	33,200	58,200			42,642C
2023	20,000	28,800	48,800			40,612C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2018	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
12	Front Overhang
12	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 8
Floor Area: 0
Total Base New : 71,130 E.C.F.
Total Depr Cost: 65,439 X 0.833
Estimated T.C.V: 54,511

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2018
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1440
% Good: 0
Storage Area: 720
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2018
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92

Building Areas Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Storage Over Garage	720	9,893	9,102
Base Cost	1440	51,149	47,057
Water/Sewer			
Public Sewer	1	1,494	1,374
Water Well, 150 Feet	1	8,594	7,906
	Totals:	71,130	65,439

Notes:

ECF (4006 OFF LAKE 1) 0.833 => TCV: 54,511

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEHRENS DANIEL L & ROSE M	BEHRENS DANIEL L & ROSE M	0	05/10/2019	QC	18-LIFE ESTATE	1169:0996	PROPERTY TRANSFER	0.0
BEHRENS DANIEL L	BEHRENS DANIEL L & ROSE M	0	05/09/2019	QC	09-FAMILY	1169:0995	PROPERTY TRANSFER	0.0
ROSE KEVIN	BEHRENS DANIEL L	75,000	05/10/2017	WD	03-ARM'S LENGTH	1162:1053	PROPERTY TRANSFER	100.0
		56,000	12/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12491 WEST SHORE DR

Owner's Name/Address

BEHRENS DANIEL L & ROSE M [LE]
12738 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-912 P-466 (L-352 P-340) 234 LOT 38 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	3870	50	11,184
D/W/P: 3.5 Concrete	5.78	4105	95	22,541
Total Estimated Land Improvements True Cash Value =				33,725

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	33,000	66,800			38,183C
2024	25,000	32,200	57,200			37,035C
2023	20,000	29,300	49,300			35,272C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 15
Floor Area: 0
Total Base New : 49,099 E.C.F.
Total Depr Cost: 37,932 X 0.833
Estimated T.C.V: 31,597

(16) Porches/Decks

Area	Type
184	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2240
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories / Exterior / Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments				
Deck				
Treated Wood w/Roof (Deck Portion)	184	3,748	937	*2
Treated Wood w/Roof (Roof portion)	184	2,589	647	
Garages				
Class: D Exterior: Pole (Unfinished)				
Base Cost	2240	42,762	36,348	
	Totals:	49,099	37,932	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 31,597

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-311-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOLSTER CLYDE D & RENEE K	BOLSTER REVOCABLE LIVING T	0	03/14/2022	QC	14-INTO/OUT OF TRUST	1180:200	PROPERTY TRANSFER	0.0
O'CONNOR ROBERT L & KAREN	BOLSTER CLYDE D & RENEE K	0	08/13/2021	OTH	21-NOT USED/OTHER	1177:2618	DEED	0.0
O'CONNOR KAREN M		0	04/27/2021	OTH	07-DEATH CERTIFICATE	1177:2615	OTHER	0.0
O'CONNOR ROBERT L		0	03/03/2013	OTH	07-DEATH CERTIFICATE	1177:2616	OTHER	0.0

Property Address

12433 WEST SHORE DR

Owner's Name/Address

BOLSTER REVOCABLE LIVING TRUST
833 PLANK ST
DUNDEE MI 48131

Tax Description

L-982 P-2142 (L-618 P-258) 234 LOT 39 1ST ADD TO THE LEWIS SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	06/09/2022	INSPECTED
DMG	08/06/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	250.00	1.0000	1.2910	675	100		87,142

100 Actual Front Feet, 0.57 Total Acres Total Est. Land Value = 87,142

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	35	75	151
D/W/P: 3.5 Concrete	5.78	20	75	87
Total Estimated Land Improvements True Cash Value =				238

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	43,600	32,800	76,400			37,993C
2024	32,300	31,600	63,900			36,851C
2023	25,800	27,400	53,200			35,097C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 584 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 584
Total Base New : 111,941 E.C.F.
Total Depr Cost: 77,505 X 0.833
Estimated T.C.V: 64,562

(16) Porches/Decks

Area	Type
200	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 75
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 584 SF Floor Area = 584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	584			
			Total:	71,459	48,592	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			200	11,006	7,484	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	14,843	*7
Water/Sewer						
Public Sewer			1	1,326	902	
Water Well, 150 Feet			1	8,359	5,684	
			Totals:	111,941	77,505	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 64,562

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		130,000	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9071 E HOUGHTON LAKE DR

Owner's Name/Address

BEARDEN HARLAN J JR & MARY A
9071 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-731 P-111-116 234 9071 E HGTN LK DR LOT 1 & THAT PART OF LOT 2 COM AT NE COR THEREOF TH SW'LY ON N'LY LOT LINE OF LOT 2 5 FT TH SE'LY TO INT OF LINE BET LOTS 1 & 2 & SH OF LAKE TH N'LY ON LOT LINE 204.77 FT TO POB LONG POINT SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 81% 09/27/2023
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	41.00	150.00	1.0000	1.0000	3400	100		139,400
41 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	139,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	152	46	460
D/W/P: Brick on Sand	18.02	273	99	4,870
Fencing: Wire Mesh, #9	3.79	400	46	697
Fencing: Gates, Mesh, 5'	597.57	3	46	825
Wood Frame	27.67	128	46	1,629
Total Estimated Land Improvements True Cash Value =				8,481

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	69,700	118,600	188,300			102,056C
2024	65,600	113,300	178,900			98,988C
2023	57,400	87,700	145,100			90,084C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1128 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 34
Floor Area: 1,128
Total Base New : 180,008 E.C.F.
Total Depr Cost: 120,002 X 1.283
Estimated T.C.V: 153,963

(16) Porches/Decks

Area	Type
42	Treated Wood
40	Roof Cover Onl
160	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 420
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1128 SF Floor Area = 1128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,128			
			Total:	148,626	98,093	
Other Additions/Adjustments						
Exterior						
Brick Veneer			124	2,132	1,407	
Deck						
Treated Wood			42	1,637	1,080	
Composite			160	3,629	3,593	*9
w/Roof (Roof portion)			40	832	549	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			420	17,884	11,803	
Common Wall: 1.5 Wall			1	-3,326	-2,195	
Water/Sewer						
Water Well, 150 Feet			1	8,594	5,672	
			Totals:	180,008	120,002	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 153,963

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 44
Floor Area: 840
Total Base New : 93,963 E.C.F.
Total Depr Cost: 52,619 X 1.283
Estimated T.C.V: 67,511

(16) Porches/Decks

Area	Type
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
			Total:	89,366	50,045
Other Additions/Adjustments					
Deck					
Treated Wood			160	3,422	1,916
Water/Sewer					
Public Sewer			1	1,175	658
			Totals:	93,963	52,619

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 67,511

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
9091 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BINKLEY CARL R TRUST 405 BREWER MARSHALL MI 49068	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	48.00	150.00	1.0000	1.0000	3400	100		163,200
48 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	163,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	176	42	486
Wood Frame	28.00	120	75	2,520
Total Estimated Land Improvements True Cash Value =				3,006

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

234 L-831 P-312 LOT 2 EXC THAT PART COM AT NE COR THEREOF TH SW'LY ON N'LY LOT LINE 5 FT TH SE'LY TO INT OF LINE BET LOTS 1 & 2 & SH OF HOUGHTON LAKE TH N'LY ON LOT LINE 204.77 FT TO POB LONG POINT SHORES.

Comments/Influences

Who	When	What
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	81,600	69,700	151,300			94,606C
2024	76,800	64,500	141,300			91,762C
2023	67,200	50,000	117,200			87,393C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 15
Floor Area:
Total Base New : 147,610 E.C.F.
Total Depr Cost: 99,442 X 1.283
Estimated T.C.V: 127,584

(16) Porches/Decks

Area	Type
468	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 75
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1152			
			Total:	87,176	56,665	
Other Additions/Adjustments						
42" frost-free footings, foundation			144	8,493	5,520	
Plumbing						
3 Fixture Bath			1	3,054	1,985	
Deck						
Treated Wood			468	7,231	5,423	*7
Treated Wood			24	1,096	822	*7
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	26,628	19,971	*7
Water/Sewer						
Water Well, 150 Feet			1	8,594	5,586	
Fireplaces						
Interior 1 Story			1	5,338	3,470	
			Totals:	147,610	99,442	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 127,584

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-003-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOUGHT CLINTON L & MARY AN	TATE LORRIE A & JAMES R	117,000	10/25/2017	WD	03-ARM'S LENGTH	1164:0245	PROPERTY TRANSFER	100.0

Property Address

9103 E HOUGHTON LAKE DR

Owner's Name/Address

TATE LORRIE A & JAMES R
9103 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-652 P-283-284 234 COM AT NELY COR LOT 3 TH S06DEG34'46"E 198.81FT TO SH OF HOUGHTN LAKE TH S82DEG 24'35"W ALG PLAT TRAV LINE 48.59FT TH N07DEG49'23"W 194.3FT TH N77DEG40'42"E ALG SLY R/W OF CO RD 53.07FT TO POB PAR B PART OF LOT 3 LONG PO0NT SHORES PP: 006-320-003-0000 & 320-004-0000 (04

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/01/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	08/20/2024	LU24-4694	NOT STARTE
HOUSE	10/21/2020	PB20-0363	COMPLETE
DEMO	10/23/2016	2589-6325	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/08/2021	INSPECTED
QT	12/04/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	48.00	150.00	1.0000	1.0000	3400	100		163,200
48 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	163,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2550	97	16,276
Total Estimated Land Improvements True Cash Value =				16,276

Work Description for Permit LU24-4694, Issued 08/20/2024: 8X8 SHED
Work Description for Permit PB20-0363, Issued 10/21/2020: 1 1/2 STY DWELLING 32X80, 12X14 OPEN DECK, 12X20 OPEN DECK
Work Description for Permit 2589-6325, Issued 10/23/2016: HOUSE REMOVED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	81,600	229,100	310,700			214,195C
2024	76,800	219,700	296,500			207,755C
2023	67,200	178,300	245,500			197,862C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2020	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg. Few | Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable Hip Flat | Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1520 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas Wood | Oil Coal | Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex. | Ord. | Min

No. of Elec. Outlets

Many | Ave. | Few

(13) Plumbing

2 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
1 Direct-Vented Gas

Class: C +10
Effec. Age: 3
Floor Area: 2,280
Total Base New : 347,857 E.C.F.
Total Depr Cost: 337,418 X 1.283
Estimated T.C.V: 432,907

(16) Porches/Decks

Area	Type
168	Composite
240	Composite

(17) Garage

Year Built: 2020
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1040
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 2020
(11) Heating System: Forced Heat & Cool
Ground Area = 1520 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,520		
			Total:	287,424	278,797
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,507
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,219	-2,152
Base Cost			1040	33,446	32,443
Water/Sewer					
Public Sewer			1	1,494	1,449
Water Well, 150 Feet			1	8,594	8,336
Fireplaces					
Direct-Vented Gas			1	3,021	2,930
Deck					
Composite w/Roof (Deck Portion)			168	3,745	3,633
Composite w/Roof (Roof portion)			168	2,906	2,819
Composite			240	4,800	4,656
			Totals:	347,857	337,418

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 432,907

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-004-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOUGHT CLINTON L & MARY AN	SOLTYSIAK PAUL P	275,000	07/14/2022	WD	03-ARM'S LENGTH	1181:2134	PROPERTY TRANSFER	100.0

Property Address

9119 E HOUGHTON LAKE DR

Owner's Name/Address

SOLTYSIAK PAUL P
3501 JOSLYN RD
LAKE ORION MI 48359-1214

Tax Description

L-652 P-283-284 234 COM AT NWLY COR LOT 4 TH S14DEG32'43"E 190.30FT TO SH OF HOUGHTON LAKE TH N76 DEG20'48"E ALG PLAT OF TRAV LINE 5.24FT TH N82DEG24'35"E 43.35FT TH N0DEG49'23" W 194.31FT TH S77DEG40'42"W ALG SLY R/W OF CO RD 71.07FT TO POB PAR A LOT 4 & PART OF LOT 3 LONG POINT SHORES PP: 006-320-003-0000 & 320-004-0000 (04

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	514	42	1,420
Wood Frame	32.30	80	17	439
Total Estimated Land Improvements True Cash Value =				1,859

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	50,400	135,400			105,765C
2024	80,000	47,000	127,000			102,585C
2023	70,000	27,700	97,700			97,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1968	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 20
Floor Area:
Total Base New : 131,788 E.C.F.
Total Depr Cost: 72,484 X 1.283
Estimated T.C.V: 92,997

(16) Porches/Decks

Area	Type
15	CPP
15	CPP
273	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 1968
(11) Heating System: Forced Warm Air
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1248		
			Total:	87,982	48,391
Other Additions/Adjustments					
42" frost-free footings, foundation			152	8,965	4,931
Plumbing					
3 Fixture Bath			1	3,054	1,680
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	18,628	10,245
Water/Sewer					
Public Sewer			1	1,494	822
Water Well, 150 Feet			1	8,594	4,727
Porches					
CPP			15	419	230
CPP			15	419	230
4in Concrete			273	2,233	1,228
			Totals:	131,788	72,484

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 92,997

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAASKA JOHN P & ANGELA M	PANONE RICHARD A & MAUREEN	314,750	06/15/2018	WD	03-ARM'S LENGTH	1166:0643	PROPERTY TRANSFER	100.0
SMITH DARRYL E & KATHLEEN	JAASKA, JOHN & ANGELA	285,000	08/29/2011	WD	03-ARM'S LENGTH	1106/2621	OTHER	100.0
		105,000	11/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9131 E HOUGHTON LAKE DR

Owner's Name/Address

PANONE RICHARD A & MAUREEN A
1016 BLOOMVIEW CIRCLE
ROCHESTER HILLS MI 48307

Tax Description

L-740 P-249 234 9131 E HOUGHTON LK DR LOT 5 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	145	95	906
Total Estimated Land Improvements True Cash Value =				906

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	154,800	239,800			151,063C
2024	80,000	148,000	228,000			146,521C
2023	70,000	118,400	188,400			137,960C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
6	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Vaulted

(7) Excavation

Basement: 0 S.F.
Crawl: 1144 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 1,768
Total Base New : 275,568 E.C.F.
Total Depr Cost: 234,957 X 1.283
Estimated T.C.V: 301,450

(16) Porches/Decks

Area	Type
416	CPP
25	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1144
% Good: 0
Storage Area: 572
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 6
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Crawl Space	520			
2 Story	Siding	Crawl Space	624			
			Total:	211,164	179,490	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,949	
Porches						
CPP			416	6,519	6,193	*9
CPP			25	720	684	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Storage Over Garage			572	7,859	6,680	
Common Wall: 1 Wall			1	-2,219	-1,886	
Base Cost			1144	36,791	31,272	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
			Totals:	275,568	234,957	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 301,450

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OPPERMAN CLARENCE D & JANE	PATTERSON RICHARD W & PAME	195,000	08/24/2018	WD	03-ARM'S LENGTH	1167:0003	PROPERTY TRANSFER	100.0

Property Address

9145 E HOUGHTON LAKE DR

Owner's Name/Address

PATTERSON RICHARD W & PAMELA M
10397 DAR LANE
GOODRICH MI 48438

Taxpayer's Name/Address

TEXAS CAPITAL BANK
2350 LAKESIDE BLVD SUITE 375
RICHARDSON TX 75083

Tax Description

L-251 P-82 234 LOT 6 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1436	46	4,069
Total Estimated Land Improvements True Cash Value =				4,069

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	83,900	168,900			105,912C
2024	80,000	80,200	160,200			102,728C
2023	70,000	59,800	129,800			97,837C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1240 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 1,240
Total Base New : 175,173 E.C.F.
Total Depr Cost: 124,373 X 1.283
Estimated T.C.V: 159,571

(16) Porches/Decks

Area	Type
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,240		
			Total:	142,043	100,851
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	941
Water Well, 150 Feet			1	8,359	5,935
Deck					
Treated Wood			12	537	381
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	16,265
			Totals:	175,173	124,373

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 159,571

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACK CHAD & LAURA	SCHAEFER STEVEN & KIMBERLY	255,000	10/13/2020	WD	03-ARM'S LENGTH	1174:643	PROPERTY TRANSFER	100.0
DICKERSON JAMES L & JEAN M	MACK CHAD & LAURA	205,000	06/23/2020	WD	03-ARM'S LENGTH	1172:2463	PROPERTY TRANSFER	100.0

Property Address

9147 E HOUGHTON LAKE DR

Owner's Name/Address

SCHAEFER STEVEN & KIMBERLY
37188 MORAVIAN DR
CLINTON TOWNSHIP MI 48036

Tax Description

L-482 P-690 234 LOT 7 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	101,800	186,800			128,924C
2024	80,000	97,500	177,500			125,048C
2023	70,000	75,100	145,100			119,094C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1220 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 19
Floor Area: 1,220
Total Base New : 190,786 E.C.F.
Total Depr Cost: 154,536 X 1.283
Estimated T.C.V: 198,270

(16) Porches/Decks

Area	Type
108	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1220 SF Floor Area = 1220 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,220		
			Total:	159,298	129,031
Other Additions/Adjustments					
Deck					
Treated Wood			108	2,716	2,200
Treated Wood			32	1,404	1,137
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	17,280	13,997
Water/Sewer					
Public Sewer			1	1,494	1,210
Water Well, 150 Feet			1	8,594	6,961
			Totals:	190,786	154,536

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 198,270

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRAWLEY NANCY TRUST	DILLEY CATHERINNE J	120,000	08/25/2014	WD	21-NOT USED/OTHER	1143-250	PROPERTY TRANSFER	0.0
AITKEN DAVID H & JUDITH A	DILLEY, CATHERINE	120,000	07/20/2012	WD	03-ARM'S LENGTH	1117/1744	OTHER	100.0

Property Address

9153 E HOUGHTON LAKE DR

Owner's Name/Address

WARE CATHERINE JD
9153 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1028 P-897 (L-672 P-234) 234 LOT 8 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/17/2021
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/20/2021	PB21-0402	COMPLETE
NEW RESIDENCE	08/18/2014	140180	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- X Electric
- X Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
MH	08/07/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1065	95	6,658
Total Estimated Land Improvements True Cash Value =				6,658

Work Description for Permit PB21-0402, Issued 10/20/2021: 24 X 50 = 1200 SQUARE FEET UNATTACHED STORAGE BUILDING/ SHALLOW FOOTING MUST BE 8 X 24 FT. LAKE TOWNSHIP LAND USE DATED 10/14/21 #4455. ROSCOMMON COUNTY SOIL EROSION DATED 9/13/21 #4062.
Work Description for Permit 140180, Issued 08/18/2014: DEMO EXISITING, 34*39 ONE STORY NEW

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	173,500	258,500			148,729C
2024	80,000	166,200	246,200			144,258C
2023	70,000	134,400	204,400			137,389C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
2014	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1292 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 8
Floor Area: 1,700
Total Base New : 277,871 E.C.F.
Total Depr Cost: 259,338 X 1.283
Estimated T.C.V: 332,731

(16) Porches/Decks

Area	Type
340	CCP (1 Story)
56	CCP (1 Story)

(17) Garage

Year Built: 2021
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 99
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 2014
(11) Heating System: Forced Heat & Cool
Ground Area = 1292 SF Floor Area = 1700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Slab	1,292			
1 Story	Siding	Overhang	85			
			Total:	202,301	186,116	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,274	
Porches						
CCP (1 Story)			340	8,333	7,916	*9
CCP (1 Story)			56	1,667	1,584	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Storage Over Garage			600	8,244	8,162	
Base Cost			1200	38,592	38,206	*9
Water/Sewer						
Public Sewer			1	1,494	1,374	
Water Well, 150 Feet			1	8,594	7,906	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	277,871	259,338	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 332,731

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-009-3000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MENSER JAMES D & CATHLEEN		0	06/21/2022	OTH	21-NOT USED/OTHER	1181:1803	OTHER	0.0
BONENFANT BRIAN & ANDREA	MENSER JAMES D & CATHLEEN	135,000	08/31/2018	WD	03-ARM'S LENGTH	1167:0283	PROPERTY TRANSFER	100.0

Property Address

9155 E HOUGHTON LAKE DR

Owner's Name/Address

MENSER JAMES D & CATHLEEN A
31978 LAMAR
FARMINGTON MI 48336

Tax Description

1167/283 1160/62 1159/65 1149/1568 1149/1567 1149/1565 L381/P46 381/45 L-315 P-163 234 LOTS 9 & 10 LONG POINT SHORES SPLIT/COMBINED ON 12/05/2018 FROM 006-320-009-0000, 006-320-009-5000; SPLIT/COMBINED ON 12/19/2021 FROM 006-320-009-2000, 006-320-010-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	05/18/2022	PB22-0077	COMPLETE
Res. New Construction	05/18/2022	PB22-0090	COMPLETE
DEMO	09/18/2018	LU18-4199	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	11/02/2022	INSPECTED
MH	08/09/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	240	71	1,121
D/W/P: 3.5 Concrete	6.58	96	95	600
D/W/P: 3.5 Concrete	6.58	16	95	100
D/W/P: Brick on Sand	18.02	312	95	5,341
Wood Frame	28.33	112	39	1,237
Total Estimated Land Improvements True Cash Value =				8,399

Work Description for Permit PB22-0077, Issued 05/18/2022: DEMOLITION OF 672 SQ FT CABIN LAKE TOWNSHIP LAND USE PERMIT #4477; ROSCOMMON COUNTY SOIL EROSION PERMIT #4095; HLSA SEWER DISCONNECT PERMIT #D-826 EXISTING GARAGE WILL REMAIN/NEW HOME WILL BE CONSTRUCTED
Work Description for Permit PB22-0090, Issued 05/18/2022: TWO-STORY RESIDENTIAL HOUSE WITH BONUS ROOM ABOVE GARAGE. 1ST FLOOR 1519 SQUARE FEET; 2ND FLOOR 867 SQUARE FEET; GARAGE 590 SQUARE FEET = 2976 SQUARE FEET. DECK 140 SQUARE FEET. RESCHECK COMPLIANCE CERTIFICATE DATED 3/25/22 COMPLIANCE 3.7. SOIL EROSION DATED 4/4/22 #4095. CENTRAL MICHIGAN HEALTH DEPARTMENT WELL DATED 4/8/22 #JPHS-CD6HB3. LAKE TOWNSHIP LAND USE PERMIT #4489 DATED 5/4/22; H

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	296,100	466,100			343,980C
2024	160,000	283,700	443,700			333,638C
2023	140,000	130,200	270,200			215,846C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many	X	Large
X	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1488 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 1
Floor Area: 2,604
Total Base New : 457,289 E.C.F.
Total Depr Cost: 445,603 X 1.283
Estimated T.C.V: 571,709

(16) Porches/Decks

Area	Type
140	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 1488 SF Floor Area = 2604 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,488			
			Total:	359,709	356,111	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	6,764	
2 Fixture Bath			1	4,577	4,531	
Deck						
Treated Wood			140	3,472	3,437	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			624	37,334	36,961	
Storage Over Garage			312	5,607	5,551	
Common Wall: 1 Wall			1	-2,651	-2,624	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	20,923	13,600	*6
Water/Sewer						
Public Sewer			1	1,914	1,895	
Water Well, 150 Feet			1	9,232	9,140	
Fireplaces						
Exterior 2 Story			1	10,340	10,237	
			Totals:	457,289	445,603	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 571,709

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-011-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PUCCIO EUGENE A & CHRISTIN	BURK, MATT	278,000	03/23/2012	WD	03-ARM'S LENGTH	1113/1369	OTHER	100.0

Property Address

9175 E HOUGHTON LAKE DR

Owner's Name/Address

BURK MATT & CHERI
9175 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1113/169-70 L-268/223 L-492/591 - 234 - LOTS 11 & 12 - LONG POINT SHORES. SPLIT/COMBINED ON 12/03/2012 FROM 006-320-011-0000, 006-320-011-5000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 2013
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	10/26/2024	LU24-4721	COMPLETE
Res. Add/Alter/Repair	04/22/2024	PB24-0066	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/07/2023	INSPECTED
MH	08/09/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
LV-OVER 60'	40.00	150.00	0.8706	1.0000	3400	100		118,395
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	322,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	172	21	1,115
D/W/P: 3.5 Concrete	6.58	36	71	168
D/W/P: Brick on Sand	18.02	294	46	2,437
D/W/P: 3.5 Concrete	6.58	1242	99	8,090
Wood Frame	24.24	240	71	4,131
Total Estimated Land Improvements True Cash Value =				15,941

Work Description for Permit LU24-4721, Issued 10/26/2024: RELOCATE 12X20 SHED
Work Description for Permit PB24-0066, Issued 04/22/2024: 24 X 30 = 720 SQUARE FOOT ATTACHED GARAGE. LAKE TOWNSHIP LAND USE DATED 3/22/24 #004644. ROSCOMMON SOIL EROSION PERMIT DATED 3/11/24 #4316.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	161,200	183,000	344,200			189,896C
2024	151,700	156,000	307,700			158,982C
2023	132,800	126,000	258,800			151,412C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1088 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 29
Floor Area: 1,896
Total Base New : 361,782 E.C.F.
Total Depr Cost: 266,604 X 1.283
Estimated T.C.V: 342,053

(16) Porches/Decks

Area	Type
176	CCP (1 Story)
110	CGEP (1 Story)
40	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1056
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1088 SF Floor Area = 1896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	698			
1 Story	Siding	Crawl Space	216			
1 Story	Siding	Crawl Space	102			
1 Story	Siding	Crawl Space	72			
1 Story	Siding	Overhang	110			
		Total:		246,527	175,052	

Other Additions/Adjustments

Exterior				
Stone Veneer	368	13,969	9,918	
Plumbing				
3 Fixture Bath	1	4,646	3,299	
Porches				
CCP (1 Story)	176	4,703	4,656	*9
CGEP (1 Story)	110	8,219	5,835	
Balcony				
Wood Balcony	40	1,630	1,157	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Finished)				
Base Cost	720	32,234	31,912	*9
Common Wall: 1 Wall	1	-2,219	-2,197	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	1056	33,961	24,112	
Water/Sewer				
Public Sewer	1	1,494	1,061	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRAVIS JODY & DENYCE	CURRIE THOMAS D & MARY J	165,000	09/16/2016	WD	03-ARM'S LENGTH	1160-467	PROPERTY TRANSFER	100.0
GLOWACKI, ALLEN	TRAVIS, JODY & DENYCE	110,000	07/30/2010	WD	03-ARM'S LENGTH	1095/441	OTHER	100.0
GLOWACKI SYBIL M ETAL	GLOWACKI, ALLEN	0	07/23/2007	QC	21-NOT USED/OTHER	1056/438	OTHER	100.0

Property Address

9179 E HOUGHTON LAKE DR

Owner's Name/Address

CURRIE THOMAS D & MARY J
28543 BROADMOOR
LIVONIA MI 48154

Tax Description

234 L-1056 P-438 LOT 13 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/02/2020	PB20-0290	COMPLETE
POLE BUILDING	07/07/2014	3902	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
QT	08/20/2021	INSPECTED
QT	10/26/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	54.00	150.00	1.0000	1.0000	3400	100		183,600
54 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	183,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	150	71	656
D/W/P: 4in Ren. Conc.	7.35	245	86	1,549
D/W/P: 4in Ren. Conc.	7.35	384	86	2,427
D/W/P: 3.5 Concrete	6.16	440	71	1,924
Total Estimated Land Improvements True Cash Value =				6,556

Work Description for Permit PB20-0290, Issued 10/02/2020: 8X14 ADDITION
Work Description for Permit 3902, Issued 07/07/2014: 10 FT SIDEWALL BARN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	91,800	71,500	163,300			97,006C
2024	86,400	68,600	155,000			94,090C
2023	75,600	55,200	130,800			89,610C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 840
Total Base New : 133,706 E.C.F.
Total Depr Cost: 103,594 X 1.283
Estimated T.C.V: 132,911

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2014
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 704
% Good: 92
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	728			
1 Story	Siding	Slab	112			*9
			Total:	98,269	73,026	

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	704	25,752	23,692	*9
Water/Sewer				
Public Sewer	1	1,326	941	
Water Well, 150 Feet	1	8,359	5,935	
	Totals:	133,706	103,594	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 132,911

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REIF JEFFREY & DANA	REIF JEFFREY J & DANA L [I	0	10/25/2023	QC	15-LADY BIRD	1185:1841	PROPERTY TRANSFER	0.0
SOVA SHIRLEY L	REIF JEFFREY & DANA	180,000	06/29/2018	WD	03-ARM'S LENGTH	1166:1144	PROPERTY TRANSFER	100.0
SOVA DEAN F		0	06/10/2017	OTH	07-DEATH CERTIFICATE	1163:2453	PROPERTY TRANSFER	0.0
FEDERAL NATIONAL MORT ASSO	SOVA, DEAN & SHIRLEY	153,000	05/24/2010	OTH	03-ARM'S LENGTH	1094/1117	OTHER	100.0

Property Address

9183 E HOUGHTON LAKE DR

Owner's Name/Address

REIF JEFFREY J & DANA L [LE]
9645 E WASHINGTON RD
SAGINAW MI 48601

Tax Description

L-996 P-135 (L-956P-409&L-367 P-167) 234
LOT 14 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
QT	03/29/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	53.00	150.00	1.0000	1.0000	3400	100		180,200
53 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	180,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	60	22	205
D/W/P: 3.5 Concrete	6.16	1533	75	7,082
D/W/P: 5in Ren. Conc.	7.99	300	95	2,277
Wood Frame	34.90	12	25	105
Total Estimated Land Improvements True Cash Value =				9,669

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	90,100	83,800	173,900			111,746C
2024	84,800	80,200	165,000			108,387C
2023	74,200	56,100	130,300			99,071C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1286 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,286
Total Base New : 188,442 E.C.F.
Total Depr Cost: 119,847 X 1.283
Estimated T.C.V: 153,764

(16) Porches/Decks

Area	Type
24	Roof Cover Onl
517	Composite
120	Treated Wood
36	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1286 SF Floor Area = 1286 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,286			
			Total:	146,559	90,868	
Other Additions/Adjustments						
Deck						
Treated Wood			120	2,880	1,786	
Composite			517	7,641	7,259	*9
Composite			36	1,481	1,407	*9
w/Roof (Roof portion)			24	496	308	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			572	19,700	12,214	
Water/Sewer						
Public Sewer			1	1,326	822	
Water Well, 150 Feet			1	8,359	5,183	
			Totals:	188,442	119,847	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 153,764

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CRAMER JOSEPH M & KATHRYN	CRAMER JOSEPH M & KATHRYN	0	01/31/2020	WD	14-INTO/OUT OF TRUST	1171:2100	PROPERTY TRANSFER	0.0
SHEA THOMAS A & JENNIFER K	CRAMER JOSEPH M & KATHRYN	300,000	11/10/2015	WD	03-ARM'S LENGTH	1155-930	PROPERTY TRANSFER	100.0
		410,000	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9201 E HOUGHTON LAKE DR

Owner's Name/Address

CRAMER JOSEPH M & KATHRYN L TRUST
891 ZEHNDER DR
FRANKENMUTH MI 48734

Tax Description

L-1007 P-376 (L-921P-166&L-804 P-324) 234 LOT 15 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	53.00	150.00	1.0000	1.0000	3400	100		180,200
53 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	180,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	5333	72	25,266
Total Estimated Land Improvements True Cash Value =				25,266

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	90,100	173,200	263,300			164,392C
2024	84,800	166,200	251,000			159,450C
2023	74,200	130,200	204,400			151,858C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 996 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 13
Floor Area: 1,476
Total Base New : 280,712 E.C.F.
Total Depr Cost: 244,194 X 1.283
Estimated T.C.V: 313,301

(16) Porches/Decks

Area	Type
302	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 996 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	36		
			Total:	195,584	170,133

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	4,042
Deck			
Treated Wood	302	5,421	4,716
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	624	23,575	20,510
Storage Over Garage	312	4,287	3,730
Common Wall: 1 Wall	1	-2,219	-1,931
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	880	30,263	26,329
Storage Over Garage	440	6,046	5,260
Water/Sewer			
Public Sewer	1	1,494	1,300
Water Well, 150 Feet	1	8,594	7,477
Fireplaces			
Direct-Vented Gas	1	3,021	2,628
	Totals:	280,712	244,194

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 313,301

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN PATRICIA M &	MARTIN, RICHARD & PATRICIA	0	06/08/2011	QC	21-NOT USED/OTHER	1104/1994	OTHER	0.0

Property Address

9217 E HOUGHTON LAKE DR

Owner's Name/Address

MARTIN RICHARD L & PATRICIA M
FARINETTI CATHERINE & DENNIS
22553 IRA
WARREN MI 48091-2535

Tax Description

L-1019 P-192 (L-723 P-2) 234 9217 NORTH SHORE DR LOTS 16 & 17 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.62	100	22	322
Fencing: Gates, Mesh, 10'	772.14	2	75	1,158
D/W/P: 3.5 Concrete	5.78	80	47	217
D/W/P: 3.5 Concrete	5.78	27	22	34
Wood Frame/Conc.	29.19	96	47	1,317
Total Estimated Land Improvements True Cash Value =				3,048

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	44,300	214,300			146,800C
2024	160,000	42,200	202,200			142,387C
2023	140,000	33,200	173,200			135,607C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 992 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 992
Total Base New : 137,333 E.C.F.
Total Depr Cost: 64,546 X 1.283
Estimated T.C.V: 82,813

(16) Porches/Decks

Area	Type
25	CPP

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 992 SF Floor Area = 992 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	992		
			Total:	108,174	50,842
Other Additions/Adjustments					
Porches					
CPP			25	645	303
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	15,086	7,090
Water/Sewer					
Public Sewer			1	1,175	552
Water Well, 150 Feet			1	8,124	3,818
Fireplaces					
Interior 1 Story			1	4,129	1,941
			Totals:	137,333	64,546

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 82,813

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLUCKBIER, SUE ANNE	MADDOCKS, JOHN & JANET	162,500	10/05/2012	WD	03-ARM'S LENGTH	1120/976	OTHER	100.0
JANSON HOWARD E &JEANETTE	JANSON, ROBERT	0	03/02/2007	QC	21-NOT USED/OTHER	1056/1300	OTHER	100.0
JANSON, ROBERT	SCHLUCKBIER, SUE ANNE	0	03/02/2007	WD	21-NOT USED/OTHER	1056/1300	OTHER	0.0

Property Address

9227 E HOUGHTON LAKE DR

Owner's Name/Address

MADDOCKS JOHN A &
JANET REC TRUST
6284 E BASELINE ROAD
MOUNT PLEASANT MI 48858

Tax Description

L-1020 P-1035 (L-903P-520&L-288 P-89) 234 LOT 18 LONG POINT SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
QT	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1432	92	4,084
D/W/P: Patio Blocks	15.61	465	72	5,226
Wood Frame	26.33	160	87	3,665
Wood Frame	38.89	42	72	1,176
Total Estimated Land Improvements True Cash Value =				14,151

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	90,600	175,600			102,747C
2024	80,000	86,600	166,600			99,658C
2023	70,000	70,400	140,400			94,913C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 33
Floor Area: 1,344
Total Base New : 187,903 E.C.F.
Total Depr Cost: 125,894 X 1.283
Estimated T.C.V: 161,522

(16) Porches/Decks

Area	Type
288	Treated Wood
102	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 768 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	768		
			Total:	162,287	108,731
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,113
Deck					
Treated Wood			288	5,262	3,526
Composite			102	2,599	1,741
Water/Sewer					
Public Sewer			1	1,494	1,001
Water Well, 150 Feet			1	8,594	5,758
Fireplaces					
Direct-Vented Gas			1	3,021	2,024
			Totals:	187,903	125,894

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 161,522

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WENDORF RICHARD L	WENDORF DENNIS L &WENDORF	0	09/30/2022	QC	09-FAMILY	1182:1402	PROPERTY TRANSFER	0.0
WENDORF RICHARD L TRUST	WENDORF RICHARD L	0	09/29/2022	QC	14-INTO/OUT OF TRUST	1182:1401	PROPERTY TRANSFER	0.0
		310,000	10/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9231 E HOUGHTON LAKE DR

Owner's Name/Address

WENDORF DENNIS L &WENDORF RICHARD H
725 OAKDALE ST
JACKSON MI 49203

Tax Description

L-903 P-264 (L-370 P-199) 234 LOT 19 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	02/24/2025	PB25-0018	COMPLETE
Res. Add/Alter/Repair	09/15/2023	PB23-0360	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
QT	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	20	25	82
D/W/P: 3.5 Concrete	6.58	1234	72	5,846
Total Estimated Land Improvements True Cash Value =				5,928

Work Description for Permit PB25-0018, Issued 02/24/2025: SMART JACK SYSTEM INSTALL STEEL BEAM
Work Description for Permit PB23-0360, Issued 09/15/2023: ENCAPSULATION OF CRAWL SPACE & SUPPORTING MAIN BEAM

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	147,100	232,100			127,206C
2024	80,000	140,500	220,500			123,382C
2023	70,000	113,700	183,700			117,507C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 100 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 27
Floor Area: 1,780
Total Base New : 300,240 E.C.F.
Total Depr Cost: 219,165 X 1.283
Estimated T.C.V: 281,189

(16) Porches/Decks

Area	Type
384	Composite
32	Composite
64	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 416
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1220 SF Floor Area = 1780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,120		
1 Story	Siding	Slab	100		
			Total:	231,431	168,932

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	3,392
Balcony			
Wood Balcony	64	2,607	1,903
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	832	28,970	21,148
Storage Over Garage	416	5,716	4,173
Water/Sewer			
Public Sewer	1	1,494	1,091
Water Well, 150 Feet	1	8,594	6,274
Fireplaces			
Exterior 2 Story	1	8,024	5,858
Deck			
Composite	384	6,655	4,858
Composite w/Roof (Deck Portion)	32	1,409	1,029
Composite w/Roof (Roof portion)	32	694	507
	Totals:	300,240	219,165

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 281,189

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WESLEY KEVIN & JOANNE	WEGNER JOHN & SHARON	472,000	04/29/2021	WD	03-ARM'S LENGTH	1176:1674	PROPERTY TRANSFER	100.0
WILCOX JON D & LEE ANN	WESLEY KEVIN & JOANNE	318,500	09/07/2018	WD	03-ARM'S LENGTH	1167:0246	PROPERTY TRANSFER	100.0

Property Address

9247 E HOUGHTON LAKE DR

Owner's Name/Address

WEGNER JOHN & SHARON
1225 ABBEY LN
MOUNT PLEASANT MI 48858

Tax Description

L-630 P-402 234 9247 E HOUGHTON LAKE DRIVE 48629LOT 20 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
QT	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2198	74	10,703
D/W/P: 3.5 Concrete	6.58	63	74	307
D/W/P: 3.5 Concrete	6.58	18	74	87
Wood Frame/Conc.	45.83	35	11	176
Total Estimated Land Improvements True Cash Value =				11,273

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	148,200	233,200			168,682C
2024	80,000	141,900	221,900			163,611C
2023	70,000	114,800	184,800			155,820C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
2006	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +10
Effec. Age: 11
Floor Area: 1,400
Total Base New : 243,391 E.C.F.
Total Depr Cost: 216,623 X 1.283
Estimated T.C.V: 277,927

(16) Porches/Decks

Area	Type
30	Treated Wood
384	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C 10 Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 1120 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,120		
			Total:	194,137	172,785
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,135
Deck					
Treated Wood			30	1,346	1,198
Treated Wood			384	6,355	5,656
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	24,904	22,165
Common Wall: 1/2 Wall			1	-1,106	-984
Water/Sewer					
Public Sewer			1	1,494	1,330
Water Well, 150 Feet			1	8,594	7,649
Fireplaces					
Direct-Vented Gas			1	3,021	2,689
			Totals:	243,391	216,623

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 277,927

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PERKINS STEVEN W [LE]	CREWS STACEY S & BENSON AN	0	02/04/2025	OTH	07-DEATH CERTIFICATE	1189:2579	OTHER	0.0
PERKINS STEVEN W	PERKINS STEVEN W [LE]	0	01/31/2025	QC	15-LADY BIRD	1189:1157	DEED	0.0
		180,000	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9269 E HOUGHTON LAKE DR

Owner's Name/Address

CREWS STACEY S & BENSON ANDREA R
8534 LINDSEY LN
CANTON MI 48187

Tax Description

L-725 P-459 234 9269 E HOUGHTON LAKE DRIVE 48629LOTS 21 & 22 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/29/2021	PB21-0412	COMPLETE
ADDITION	08/23/2021	LU21-4438	COMPLETE
DEMO	08/23/2021	LU21-4439	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	91.00	150.00	1.0000	1.0000	3400	100		309,400
91 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	309,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	150	22	513
D/W/P: 3.5 Concrete	6.16	340	47	984
D/W/P: 3.5 Concrete	6.16	77	47	223
D/W/P: 3.5 Concrete	6.16	24	47	70
D/W/P: Asphalt Paving	2.89	2253	47	3,060
Wood Frame	24.00	144	22	760
Total Estimated Land Improvements True Cash Value =				5,610

Work Description for Permit PB21-0412, Issued 11/29/2021: ATTACHED 26 X 26 = 676 SQ FT GARAGE WITH 10 X 12 = 120 SQ FT BREEZEWAY = 796 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT #4438; ROSCOMMON COUNTY SOIL EROSION PERMIT #4074
Work Description for Permit LU21-4438, Issued 08/23/2021: ADDITION TO DWELLING, 10X20 BREEZEWAY, ATTACHED GARAGE
Work Description for Permit LU21-4439, Issued 08/23/2021: DEMO EXISTING GARAGE/SHED

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
QT	03/29/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	154,700	125,000	279,700			171,832C
2024	145,600	119,200	264,800			166,666C
2023	127,400	96,500	223,900			158,730C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 488 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,528
Total Base New : 226,890 E.C.F.
Total Depr Cost: 144,088 X 1.283
Estimated T.C.V: 184,865

(16) Porches/Decks

Area	Type
9	CPP
282	Treated Wood
48	Treated Wood
120	Brzwy, FW

(17) Garage

Year Built: 2022
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 95
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1528 SF Floor Area = 1528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,040			
1 Story	Siding	Slab	440			
1 Story	Siding	Slab	48			
			Total:	173,244	102,214	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,277	
Deck						
Treated Wood			282	5,076	2,995	
Treated Wood			48	1,690	997	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			676	22,227	21,116	*9
Common Wall: 1/2 Wall			1	-1,023	-972	
Water/Sewer						
Public Sewer			1	1,326	782	
Water Well, 150 Feet			1	8,359	4,932	
Fireplaces						
Interior 1 Story			1	4,700	2,773	
Porches						
CPP			9	237	140	
Breezeways						
Frame Wall			120	7,194	6,834	*9
			Totals:	226,890	144,088	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable Hip Flat		Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 484 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal		Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
X Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 33
Floor Area: 484
Total Base New : 62,646 E.C.F.
Total Depr Cost: 41,974 X 1.283
Estimated T.C.V: 53,853

(16) Porches/Decks

Area	Type
264	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 484 SF Floor Area = 484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	484		
			Total:	56,845	38,087
Other Additions/Adjustments					
Deck					
Treated Wood			264	4,749	3,182
Treated Wood			24	1,052	705
			Totals:	62,646	41,974

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 53,853

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
9279 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 95% 07/30/2018					
Owner's Name/Address	SA:					
ALGATE JULIE A 9279 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	109	50	315
D/W/P: 3.5 Concrete	5.78	16	50	46
Wood Frame/Conc.	24.67	280	47	3,247
Total Estimated Land Improvements True Cash Value =				3,608

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	49,300	134,300			75,526C
2024	80,000	43,200	123,200			73,256C
2023	70,000	28,900	98,900			69,768C

Tax Description

L-566 P-428 234 9279 E HOUGHTON LK DR LOT 23 LONG POINT SHORES

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 576
Total Base New : 93,040 E.C.F.
Total Depr Cost: 43,728 X 1.283
Estimated T.C.V: 56,103

(16) Porches/Decks

Area	Type
16	Treated Wood
44	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	67,163	31,567
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,245	1,525
Deck					
Treated Wood			44	1,601	752
Treated Wood w/Roof (Deck Portion)			16	702	330
Treated Wood w/Roof (Roof portion)			16	306	144
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	10,724	5,040
Water/Sewer					
Public Sewer			1	1,175	552
Water Well, 150 Feet			1	8,124	3,818
			Totals:	93,040	43,728

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 56,103

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 446 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 58
Floor Area: 446
Total Base New : 63,156 E.C.F.
Total Depr Cost: 28,421 X 1.283
Estimated T.C.V: 36,464

(16) Porches/Decks

Area	Type
60	CGEP (1 Story)
77	Treated Wood
40	Roof Cover Onl
16	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 446 SF Floor Area = 446 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	446		
			Total:	54,599	24,569
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			60	4,259	1,917
Deck					
Treated Wood			77	2,115	952
w/Roof (Roof portion)			40	702	316
w/Roof (Roof portion)			16	306	138
Water/Sewer					
Public Sewer			1	1,175	529
			Totals:	63,156	28,421

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 36,464

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEW ROBERT A		0	06/29/2022	OTH	07-DEATH CERTIFICATE	1184:1066	OTHER	0.0
DEW ROBERT A & ELIZABETH A	DEW ROBERT A & ELIZABETH A	0	08/12/2019	QC	18-LIFE ESTATE	1170:0413	PROPERTY TRANSFER	0.0

Property Address

9289 E HOUGHTON LAKE DR

Owner's Name/Address

DEW ELIZABETH A [LE]
9289 E HOUGHTON LK DR
HOUGHTON LAKE MI 48629

Tax Description

L-829 P-231 (L-549 P-485)234 LOT 24 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 92% 07/30/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	05/07/2007	PB07-0087	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
QT	03/29/2018	INSPECTED
DMG	08/16/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	980	50	3,224
Wood Frame	25.50	180	72	3,305
Total Estimated Land Improvements True Cash Value =				6,529

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	145,900	230,900			127,206C
2024	80,000	139,300	219,300			123,382C
2023	70,000	112,100	182,100			117,507C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,512
Total Base New : 233,932 E.C.F.
Total Depr Cost: 187,154 X 1.283
Estimated T.C.V: 240,119

(16) Porches/Decks

Area	Type
283	Treated Wood
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 392
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	672		
1 Story	Siding	Overhang	168		
			Total:	191,379	153,112
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,717
Deck					
Treated Wood			283	5,204	4,163
Treated Wood			60	1,958	1,566
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			392	17,072	13,658
Common Wall: 2 Wall			1	-4,439	-3,551
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Fireplaces					
Exterior 2 Story			1	8,024	6,419
			Totals:	233,932	187,154

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 240,119

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 468 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 468
Total Base New : 62,585 E.C.F.
Total Depr Cost: 29,415 X 1.283
Estimated T.C.V: 37,740

(16) Porches/Decks

Area	Type
126	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 468 SF Floor Area = 468 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	468		
			Total:	55,289	25,986
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			126	7,140	3,356
Foundation: Shallow			126	-1,019	-479
Water/Sewer					
Public Sewer			1	1,175	552
			Totals:	62,585	29,415

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 37,740

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEIDA PHILLIP W & JODY L	ROMANO ERIC & ELIZABETH	285,000	04/22/2022	WD	21-NOT USED/OTHER	1180:1759	PROPERTY TRANSFER	100.0
BLOCK RICHARD C. & JOANNE	SEIDA PHILLIP W & JODY L	199,000	06/01/2020	WD	03-ARM'S LENGTH	1172:2026	PROPERTY TRANSFER	100.0
RYDER DOROTHY A &ROSENBERG	BLOCK, RICHARD & JOANNE	155,000	07/16/2010	WD	03-ARM'S LENGTH	1095/938	OTHER	100.0

Property Address

9301 E HOUGHTON LAKE DR

Owner's Name/Address

ROMANO ERIC & ELIZABETH
53587 AURORA PARK
SHELBY TOWNSHIP MI 48316

Tax Description

L-1037 P-435 (L-843P-290&L-320P-583) 234 LOT 25 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/25/2024	PB23-0194A	COMPLETE
PORCH	07/23/2024	LU24-4687	COMPLETE
ADDITION	05/03/2024	LU24-4660	CANCELED
Res. Add/Alter/Repair	06/21/2023	PB23-0194	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/14/2023	INSPECTED
QT	09/13/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	587	95	3,435
Wood Frame	24.89	120	94	2,808
Total Estimated Land Improvements True Cash Value =				6,243

Work Description for Permit PB23-0194A, Issued 07/25/2024: RENEWAL OF PERMIT PB23-0194. LU DATED 7/25/24 #4688. EXTENSION TO PERMIT LU24-4688
Work Description for Permit LU24-4687, Issued 07/23/2024: 6X25 COVERED PORCH WEST SIDE OF GARAGE
Work Description for Permit LU24-4660, Issued 05/03/2024: 8X37 ADDITION TO ATTACHED GARAGE, LAND USE PERMIT DENIED. ZBA DENIED OWNER REQUEST.
Work Description for Permit PB23-0194, Issued 06/21/2023: ADDITION TO ATTACHED GARAGE-FIRST FLOOR 23.5 X 38 = 893 SQ FT, 2ND FLOOR 665 SQ FT = 1558 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT #4575 ISSUED 5/26/23; ROSCOMMON COUNTY SOIL EROSION PERMIT #4137 ISSUED 9/2/22.
Work Description for Permit LU20-4357, Issued 10/19/2020: 10X12 SHED, 20X16 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	95,000	180,000			153,813C
2024	80,000	80,200	160,200			141,235C
2023	70,000	60,600	130,600			130,600S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 784 S.F.
Slab: 120 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 904
Total Base New : 177,006 E.C.F.
Total Depr Cost: 139,985 X 1.283
Estimated T.C.V: 179,601

(16) Porches/Decks

Area	Type
140	CGEP (1 Story)
32	CCP (1 Story)
320	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 904 SF Floor Area = 904 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	784			
1 Story	Siding	Slab	120			
			Total:	110,580	82,934	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			140	8,595	6,446	
CCP (1 Story)			32	966	918	*9
Deck						
Treated Wood			320	5,514	5,183	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			308	13,028	9,771	
Common Wall: 1/2 Wall			1	-1,023	-767	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			604	23,031	22,801	*9
Storage Over Garage			302	4,149	4,108	
Common Wall: 1 Wall			1	-2,219	-2,197	
Water/Sewer						
Public Sewer			1	1,326	994	
Water Well, 150 Feet			1	8,359	6,269	
Fireplaces						
Interior 1 Story			1	4,700	3,525	
			Totals:	177,006	139,985	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 179,601

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-320-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEHAMN MARGARET ANN TRUST	LEHMAN THOMAS DEE & TERRI	166,000	10/24/2016	QC	21-NOT USED/OTHER	2016-7848	PROPERTY TRANSFER	100.0
LEHMAN DELOS P ESTATE	LEHAMN MARGARET ANN TRUST	0	05/18/2009	QC	21-NOT USED/OTHER	2016-7847	PROPERTY TRANSFER	0.0

Property Address

9311 E HOUGHTON LAKE DR

Owner's Name/Address

LEHMAN THOMAS DEE & TERRI P
8255 CRONK
LITCHFIELD MI 49252

Tax Description

L-305 P-262 234 LOT 26 LONG POINT SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	09/12/2018	PB18-0269	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/07/2023	INSPECTED
MH	11/29/2018	INSPECTED
QT	03/29/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1144	25	826
D/W/P: 3.5 Concrete	6.16	444	47	1,285
Wood Frame	26.25	96	47	1,184
Total Estimated Land Improvements True Cash Value =				3,295

Work Description for Permit PB18-0269, Issued 09/12/2018: REPLACE 4 ROOF TRUSSES & REPAIR FROM STORM DAMAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	74,900	159,900			101,982C
2024	80,000	71,500	151,500			98,916C
2023	70,000	57,200	127,200			94,206C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1112 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,112
Total Base New : 179,197 E.C.F.
Total Depr Cost: 111,102 X 1.283
Estimated T.C.V: 142,544

(16) Porches/Decks

Area	Type
112	CGEP (1 Story)
32	Composite
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1112 SF Floor Area = 1112 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,112		
			Total:	129,295	80,163
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			112	7,370	4,569
Deck					
Treated Wood			160	3,498	2,169
Composite			32	1,379	855
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	14,427
Water/Sewer					
Public Sewer			1	1,326	822
Water Well, 150 Feet			1	8,359	5,183
Fireplaces					
Interior 1 Story			1	4,700	2,914
			Totals:	179,197	111,102

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 142,544

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLIS DUANE E [LE]	ELLIS DAVID E	0	07/20/2017	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
ELLIS DUANE E		0	04/21/2017	OTH	07-DEATH CERTIFICATE	1163:147	PROPERTY TRANSFER	0.0
ELLIS DUANE E	ELLIS DUANE E [LE]	0	12/16/2016	WD	18-LIFE ESTATE	1161:0145	PROPERTY TRANSFER	0.0
ELLIS DUANE E & LA DONA M	ELLIS, DUANE	0	12/08/2011	OTH	21-NOT USED/OTHER		OTHER	0.0

Property Address

10992 WEST SHORE DR

Owner's Name/Address

ELLIS DAVID E
7953 FAIRCREST DR
YPSILANTI MI 48197

Tax Description

L-634 P-101 234 LOT 1 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	09/11/2015	PB15-0245	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	984	74	4,209
Total Estimated Land Improvements True Cash Value =				4,209

Work Description for Permit PB15-0245, Issued 09/11/2015: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	43,700	128,700			78,469C
2024	80,000	41,800	121,800			76,110C
2023	70,000	33,400	103,400			72,486C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 35
Floor Area: 480
Total Base New : 98,190 E.C.F.
Total Depr Cost: 63,824 X 1.283
Estimated T.C.V: 81,886

(16) Porches/Decks

Area	Type
220	WGEP (1 Story)
30	CGEP (1 Story)
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 324
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	480		
			Total:	60,537	39,349
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			220	13,490	8,768
CGEP (1 Story)			30	2,818	1,832
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			324	11,651	7,573
Water/Sewer					
Public Sewer			1	1,175	764
Water Well, 150 Feet			1	8,124	5,281
Deck					
Treated Wood			9	395	257
			Totals:	98,190	63,824

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 81,886

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARBERT STACY R & KATHLEEN	WIST, JOHN S	130,000	08/25/2011	WD	03-ARM'S LENGTH	1107/157	OTHER	100.0
		168,000	08/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11000 WEST SHORE DR

Owner's Name/Address

WIST JOHN S & TRACI L
41405 BERNARD
STERLING HEIGHTS MI 48313

Tax Description

L-894 P-406 (L-309 P-589) 234 LOT 2 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/23/2019	PB19-0334	COMPLETE
Res. Add/Alter/Repair	05/03/2019	PB19-0082	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	12/13/2019	INSPECTED
KH	11/01/2019	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	768	93	4,699
D/W/P: 3.5 Concrete	6.58	88	93	538
Total Estimated Land Improvements True Cash Value =				5,237

Work Description for Permit PB19-0334, Issued 09/23/2019: REROOF
Work Description for Permit PB19-0082, Issued 05/03/2019: ONE STORY RESIDENTIAL ROOF PORCH ON THE ROAD SIDE OF THE HOUSE 5 X 10 X 8 = 50 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4222 ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 5/1/19

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	106,800	191,800			99,234C
2024	80,000	102,000	182,000			96,251C
2023	70,000	82,300	152,300			91,668C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	2019

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 900 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,320
Total Base New : 220,174 E.C.F.
Total Depr Cost: 157,868 X 1.283
Estimated T.C.V: 202,545

(16) Porches/Decks

Area	Type
50	WCP (1 Story)
268	Treated Wood

(17) Garage

Year Built: 2019
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 93
Storage Area: 336
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 900 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	480			
2 Story	Siding	Crawl Space	420			
			Total:	167,823	114,120	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Porches						
WCP (1 Story)			50	3,074	2,859	*9
Deck						
Treated Wood			268	5,022	3,415	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	23,161	*9
Storage Over Garage			336	4,617	4,294	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
			Totals:	220,174	157,868	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 202,545

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NYLANDER VICKI L & THOMAS	NYLANDER VICKI & THOMAS JC	0	04/04/2022	QC	15-LADY BIRD	1180:1127	DEED	0.0
NYLANDER VICKI L	NYLANDER VICKI L & THOMAS	0	12/10/2021	CD	21-NOT USED/OTHER		DEED	0.0
NYLANDER J LEE		0	01/05/2011	OTH	07-DEATH CERTIFICATE	1162:1535	OTHER	0.0

Property Address

11008 WEST SHORE DR

Owner's Name/Address

NYLANDER VICKI & THOMAS JOHN [LE]
11008 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-824 P-398 (L-765 P-642) 234 11008 W SHORE DR LOT 3 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/14/2000

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	1389	84	8,856
Total Estimated Land Improvements True Cash Value =				8,856

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	196,500	281,500			154,369C
2024	80,000	188,000	268,000			149,728C
2023	70,000	152,100	222,100			142,599C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1325 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 11
Floor Area: 1,794
Total Base New : 327,747 E.C.F.
Total Depr Cost: 291,695 X 1.283
Estimated T.C.V: 374,245

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
667	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1325 SF Floor Area = 1794 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	938		
1+ Story	Siding	Crawl Space	387		
			Total:	258,265	229,856
Other Additions/Adjustments					
Exterior					
Brick Veneer			244	5,000	4,450
Plumbing					
3 Fixture Bath			1	6,832	6,080
Deck					
Treated Wood			667	9,672	8,608
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	27,694	24,648
Common Wall: 1 Wall			1	-2,651	-2,359
Water/Sewer					
Public Sewer			1	1,914	1,703
Water Well, 150 Feet			1	9,232	8,216
Fireplaces					
Exterior 2 Story			1	10,340	9,203
Porches					
CCP (1 Story)			24	1,449	1,290
			Totals:	327,747	291,695

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 374,245

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAJDAK MELVIN M REVOCABLE	JOHNSON BRANDON	380,000	02/11/2022	WD	03-ARM'S LENGTH	1179:2174	PROPERTY TRANSFER	100.0
SAJDAK MEL	SAJDAK MELVIN M REVOCABLE	0	04/02/2020	QC	21-NOT USED/OTHER	1172:1523	PROPERTY TRANSFER	0.0
NYLANDER J LEE & VICKI L	SAJDAK MEL	150,000	05/25/2017	WD	03-ARM'S LENGTH	1162:1536	PROPERTY TRANSFER	100.0
BIRD KATHLEEN L& BIRD KARE	NYLANDER VICKI L	150,000	05/03/2017	WD	16-LC PAYOFF	1162:1534	PROPERTY TRANSFER	0.0

Property Address

11020 WEST SHORE DR

Owner's Name/Address

JOHNSON BRANDON
11020 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-1012P-2628&L-996P-1600&L-948P-438) 234 L-1017 P-1022 11020 W SHORE DRLOT 4 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/11/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/17/2017	PB17-0361	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/05/2018	INSPECTED
MH	12/21/2017	INSPECTED
MH	11/10/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1123	96	7,093
Total Estimated Land Improvements True Cash Value =				7,093

Work Description for Permit PB17-0361, Issued 10/17/2017: 1 STY ADDITION 14X24, 336 SF COVERED PORCH, 17X24 ATTACHED GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	77,800	162,800			140,839C
2024	80,000	74,600	154,600			136,605C
2023	70,000	60,100	130,100			130,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 28
Floor Area: 864
Total Base New : 148,716 E.C.F.
Total Depr Cost: 112,238 X 1.283
Estimated T.C.V: 144,001

(16) Porches/Decks

Area	Type
336	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 96
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	864			
			Total:	117,118	84,325	
Other Additions/Adjustments						
Porches						
CCP (1 Story)			336	8,239	7,909	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			336	15,490	14,870	*9
Common Wall: 1 Wall			1	-2,219	-2,130	
Water/Sewer						
Public Sewer			1	1,494	1,076	
Water Well, 150 Feet			1	8,594	6,188	
			Totals:	148,716	112,238	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 144,001

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JARVELA GERALD R & JILL E	JARVELA GERALD R & JILL E	0	01/07/2022	QC	15-LADY BIRD	1179:1187	DEED	0.0
LIPPERT LAWRENCE C & DOROT	JARVELA, GERALD & JILL	210,000	08/11/2009	WD	03-ARM'S LENGTH	1087/288	OTHER	100.0
		298,000	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11026 WEST SHORE DR

Owner's Name/Address

JARVELA GERALD R & JILL E [LE]
11026 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-959 P-2598 (L-456 P-538) 234 LOT 5 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/03/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1786	73	8,579
Wood Frame/Conc.	32.92	160	86	4,530
Total Estimated Land Improvements True Cash Value =				13,109

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	108,500	193,500			114,747C
2024	80,000	102,600	182,600			111,297C
2023	70,000	83,000	153,000			105,998C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 6
Floor Area:
Total Base New : 177,657 E.C.F.
Total Depr Cost: 151,008 X 1.283
Estimated T.C.V: 193,743

(16) Porches/Decks

Area	Type
742	Treated Wood
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1800 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1800		
			Total:	139,903	118,917
Other Additions/Adjustments					
42" frost-free footings, foundation			180	11,608	9,867
Plumbing					
3 Fixture Bath			1	3,921	3,333
Water/Sewer					
Public Sewer			1	1,914	1,627
Water Well, 150 Feet			1	9,232	7,847
Deck					
Treated Wood			742	10,210	8,678
Treated Wood			18	869	739
			Totals:	177,657	151,008

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 193,743

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAVA JANET M & EUGENE J	ERDMAN DANIEL T & SUSAN K	550,000	07/21/2023	WD	19-MULTI PARCEL ARM'S LEN	1184:2280	PROPERTY TRANSFER	100.0
WEST SHORE INVESTMENT LLC	FAVA JANET M & EUGENE J	255,000	09/05/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:1370	PROPERTY TRANSFER	100.0
		305,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11028 WEST SHORE DR

Owner's Name/Address

ERDMAN DANIEL T & SUSAN K TRUST
9703 AZURE LAKE DR
MAGNOLIA TX 77354

Tax Description

L-1047 P-2089 (L-676 P-111) 234 11028 W SHORE DR 48629 LOT 6 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	772	49	2,489
D/W/P: Asphalt Paving	3.10	336	49	511
Total Estimated Land Improvements True Cash Value =				3,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	129,300	214,300			209,808C
2024	80,000	123,500	203,500			203,500S
2023	70,000	85,200	155,200			118,203C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 1,776
Total Base New : 228,145 E.C.F.
Total Depr Cost: 193,923 X 1.283
Estimated T.C.V: 248,803

(16) Porches/Decks

Area	Type
280	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
1 Story	Siding	Slab	480		
			Total:	205,691	174,837

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,949
Deck			
Treated Wood	280	5,169	4,394
Water/Sewer			
Public Sewer	1	1,494	1,270
Water Well, 150 Feet	1	8,594	7,305
Fireplaces			
Wood Stove	1	2,551	2,168
	Totals:	228,145	193,923

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 248,803

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		210,000	01/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
11030 WEST SHORE DR

Owner's Name/Address
ROLLISON CHARLES E & MURPHY JUNE C 9005 VASSAR RD GRAND BLANC MI 48439-9553

Tax Description
L-999 P-1953 (L-748 P-150) 234 LOT 7 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/18/2019	PB19-0170	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	141	49	426
Total Estimated Land Improvements True Cash Value =				426

Work Description for Permit PB19-0170, Issued 06/18/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	58,100	143,100			85,596C
2024	80,000	55,400	135,400			83,023C
2023	70,000	44,200	114,200			79,070C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 960 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 960
Total Base New : 139,061 E.C.F.
Total Depr Cost: 87,609 X 1.283
Estimated T.C.V: 112,402

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	960		
			Total:	110,313	69,498
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	16,408	10,337
Common Wall: 1 Wall			1	-2,045	-1,288
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Interior 1 Story			1	4,700	2,961
			Totals:	139,061	87,609

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 112,402

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZADROZNY THOMAS D & JOELLE	ZADROZNY, THOMAS	0	04/01/2013	QC	21-NOT USED/OTHER	1127/302 1128/2	OTHER	0.0
		188,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11036 WEST SHORE DR

Owner's Name/Address

ZADROZNY THOMAS D
11036 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-940P-1486&L-837 P-20&L-801 P-463)
L-974 P-782 234 11036 W SHORE DR LOT 8
LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/10/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	60	74	292
D/W/P: 3.5 Concrete	6.58	6	74	29
D/W/P: 3.5 Concrete	6.58	12	74	58
Total Estimated Land Improvements True Cash Value =				379

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	60,800	145,800			87,054C
2024	80,000	58,100	138,100			84,437C
2023	70,000	46,300	116,300			80,417C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 840
Total Base New : 135,075 E.C.F.
Total Depr Cost: 91,851 X 1.283
Estimated T.C.V: 117,845

(16) Porches/Decks

Area	Type
360	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
			Total:	98,269	66,823
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	13,458
Common Wall: 1/2 Wall			1	-1,023	-696
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Exterior 1 Story			1	5,707	3,881
Porches					
4in Concrete			360	2,646	1,799
			Totals:	135,075	91,851

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 117,845

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN FERN A	FISHER, ARRIN & TINA	150,000	01/11/2010	WD	03-ARM'S LENGTH	1090/191	OTHER	100.0

Property Address

11056 WEST SHORE DR

Owner's Name/Address

FISHER ARRIN D & TINA A
10401 ROGERS ROAD
FREELAND MI 48623

Tax Description

234 LOT 9 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	12/20/2017	PB17-0416	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/05/2018	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	120	92	680
D/W/P: 3.5 Concrete	6.16	48	72	213
Wood Frame	21.56	240	72	3,725
Total Estimated Land Improvements True Cash Value =				4,618

Work Description for Permit PB17-0416, Issued 12/20/2017: 20X20 ONE STORY ADDITION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	73,600	158,600			93,072C
2024	80,000	70,400	150,400			90,274C
2023	70,000	56,700	126,700			85,976C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1312 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,312
Total Base New : 153,977 E.C.F.
Total Depr Cost: 108,266 X 1.283
Estimated T.C.V: 138,905

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	912			
1 Story	Siding	Slab	400			*9
			Total:	144,292	102,261	

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,326	822
Water Well, 150 Feet	1	8,359	5,183
	Totals:	153,977	108,266

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 138,905

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOENIGSKNECHT LUKE M & SUS	KOENIGSKNECHT LUKE & SUSAN	0	08/30/2017	WD	21-NOT USED/OTHER	1165:1043	PROPERTY TRANSFER	0.0
MUSIELAK RANDALL P & CARLA	KOENIGSKNECHT LUKE M & SUS	129,000	07/29/2013	WD	03-ARM'S LENGTH	1132/924	OTHER	100.0

Property Address

11072 WEST SHORE DR

Owner's Name/Address

KOENIGSKNECHT LUKE & SUSAN TRUST 1
2660 N BAUER ROAD
SAINT JOHNS MI 48879

Tax Description

234 L-531 P-120 LOT 10 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/08/2021	PB21-0325	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/10/2021	INSPECTED
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	32	49	97
D/W/P: 3.5 Concrete	6.16	12	49	36
D/W/P: 3.5 Concrete	6.16	42	49	127
Total Estimated Land Improvements True Cash Value =				260

Work Description for Permit PB21-0325, Issued 09/08/2021: 405

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	50,800	135,800			80,334C
2024	80,000	48,500	128,500			77,919C
2023	70,000	38,500	108,500			74,209C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 720 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 720
Total Base New : 110,870 E.C.F.
Total Depr Cost: 76,500 X 1.283
Estimated T.C.V: 98,150

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	720		
			Total:	85,915	59,281

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	396	15,270	10,536
Water/Sewer			
Public Sewer	1	1,326	915
Water Well, 150 Feet	1	8,359	5,768
	Totals:	110,870	76,500

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 98,150

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KROTCHEN, RICHARD	KROTCHEN, RICHARD & MARILY	0	06/04/2012	QC	09-FAMILY	1116/278	OTHER	0.0
COOPER LINDA L TRUST 11/2/	KROTCHEN, RICHARD	250,000	08/15/2008	WD	03-ARM'S LENGTH	1075/843	OTHER	100.0

Property Address

11086 WEST SHORE DR

Owner's Name/Address

KROTCHEN FAMILY TRUST
FAMILY TRUST 4901
33728 YUMA
WESTLAND MI 48185

Tax Description

L-1036 P-628 (L-1031P-1392&L-447P-33) 234 LOT 11 LONG POINT VIEW 11086 W SHORE DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	115.00	1.0000	0.9482	3400	100		161,202
50 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	161,202

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1348	73	6,475
Total Estimated Land Improvements True Cash Value =				6,475

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	80,600	118,500	199,100			106,666C
2024	75,900	111,800	187,700			103,459C
2023	66,400	90,000	156,400			98,533C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 7
Floor Area:
Total Base New : 208,505 E.C.F.
Total Depr Cost: 171,270 X 1.283
Estimated T.C.V: 219,739

(16) Porches/Decks

Area	Type
420	4in Concrete
36	Treated Wood
12	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 884
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1620 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1620			
			Total:	134,862	111,935	
Other Additions/Adjustments						
42" frost-free footings, foundation			174	11,221	9,313	
Plumbing						
3 Fixture Bath			1	3,921	3,254	
Deck						
Treated Wood			36	1,597	1,326	
Treated Wood			12	579	481	
Treated Wood			16	772	641	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			884	40,098	31,276	*7
Water/Sewer						
Public Sewer			1	1,914	1,589	
Water Well, 150 Feet			1	9,232	7,663	
Porches						
4in Concrete			420	4,309	3,792	*8
			Totals:	208,505	171,270	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 219,739

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOWRON NANCY A		0	01/21/2022	OTH	07-DEATH CERTIFICATE	1181:1715	OTHER	0.0
BOWRON NANCY A & STROS AMY		0	08/19/2021	AFF	05-CORRECTING TITLE	1178:508	OTHER	0.0
BOWRON NANCY A [LE]	BOWRON NANCY A & STROS AMY	0	07/13/2021	QC	09-FAMILY	1177:1495	DEED	0.0
BOWRON NANCY A	BOWRON NANCY A [LE]	0	05/03/2017	QC	18-LIFE ESTATE	1162:1354	DEED	0.0

Property Address

11092 WEST SHORE DR

Owner's Name/Address

STROS AMY & BOWRON CHRISTOPHER G
48324 DONAHUE
CHESTERFIELD MI 48047

Tax Description

L-924 P-272 (L-898 P-179&L-551 P-588) 234 LOT 12 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2702	74	13,156
Total Estimated Land Improvements True Cash Value =				13,156

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	60,500	145,500			92,204C
2024	80,000	58,000	138,000			89,432C
2023	70,000	47,100	117,100			85,174C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 43
Floor Area: 996
Total Base New : 142,768 E.C.F.
Total Depr Cost: 81,381 X 1.283
Estimated T.C.V: 104,411

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 876 SF Floor Area = 996 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	480		
1 Story	Siding	Piers	220		
1 Story	Siding	Piers	176		
			Total:	110,954	63,246

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	672	22,129	12,614
Water/Sewer			
Public Sewer	1	1,326	756
Water Well, 150 Feet	1	8,359	4,765
	Totals:	142,768	81,381

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 104,411

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HULL, DEAN E.	SOMMERS, SANDRA & REESE	180,000	06/07/2012	WD	03-ARM'S LENGTH	1116/67'=	OTHER	100.0
LENON REBECCA R	HULL, DEAN E.	227,000	04/27/2007	WD	03-ARM'S LENGTH	1059/858	OTHER	100.0

Property Address

11094 WEST SHORE DR

Owner's Name/Address

JENKS SANDRA & SOMMERS REESE
11094 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-924P-81&L-849P-601&L-817P-482) 234 L-953P-2447 (L-934P-441)11094 W SHRLOT 13 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/17/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	10/28/2021	PB21-0418	COMPLETE
Res. New Construction	10/28/2021	PB21-0419	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/01/2022	INSPECTED
QT	11/10/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	180.00	1.0000	1.0371	3400	100		176,313
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	176,313

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2836	95	17,728
Total Estimated Land Improvements True Cash Value =				17,728

Work Description for Permit PB21-0418, Issued 10/28/2021: DEMO OF HOUSE & GARAGE 2176 TOTAL SQ FT LAKE TOWNSHIP LAND USE DEMO PERMIT #4376; ROSCOMMON CO SOIL EROSION PERMIT #4072; HLSA DISCONNECT PERMIT #D-814; WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPT. PLEASE PROVIDE A SCHEMIATIC OF THE WELL & SEPTIC TO THE HEALTH DEPT.
Work Description for Permit PB21-0419, Issued 10/28/2021: NEW CONSTRUCTION TWO STORY RESIDENTIAL DWELLING WITH ATTACHED GARAGE & BONUS ROOM WITH COVERED PORCH AND ENCLOSED PORCH. FIRST FLOOR 2544 SQ FT + 2ND STORY 1584 SQ FT + 1368 SQ FT GARAGE + 224 ENCLOSED PORCH = 5720 TOTAL SQ FT. LAKE TOWNSHIP LAND USE PERMIT #4456; ROSCOMMON CO SOIL EROSION PERMIT #4072; HLSA RECONNECT PERMIT #R-7885; CENTRAL MI HEALTH DEPT WELL PERMIT #JPHS-C85RAN; EXISTING DRI

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	88,200	312,300	400,500			275,495C
2024	83,000	299,600	382,600			267,212C
2023	72,600	238,000	310,600			248,735C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2021	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2136 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 2
Floor Area: 3,540
Total Base New : 474,246 E.C.F.
Total Depr Cost: 464,760 X 1.283
Estimated T.C.V: 596,287

(16) Porches/Decks

Area	Type
192	CCP (1 Story)
60	CCP (1 Story)
280	CSEP (1 Story)
12	Treated Wood

(17) Garage

Year Built: 2021
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1404
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2021
(11) Heating System: Forced Heat & Cool
Ground Area = 2136 SF Floor Area = 3540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,136		
1 Story	Siding	Overhang	1404		
			Total:	389,942	382,143

Other Additions/Adjustments			
Exterior			
Stone Veneer	140	5,314	5,208
Plumbing			
3 Fixture Bath	1	4,646	4,553
Porches			
CCP (1 Story)	192	5,078	4,976
CCP (1 Story)	60	1,777	1,741
CSEP (1 Story)	280	10,898	10,680
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,219	-2,175
Base Cost	1404	45,153	44,250
Water/Sewer			
Public Sewer	1	1,494	1,464
Water Well, 150 Feet	1	8,594	8,422
Fireplaces			
Direct-Vented Gas	1	3,021	2,961
Deck			
Treated Wood	12	548	537
	Totals:	474,246	464,760

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS MATTHEW JAMES	CYBOROWSKI TROY & SEGER KR	170,000	04/21/2015	WD	03-ARM'S LENGTH	1149-112	PROPERTY TRANSFER	100.0
FULTON, MICHAEL	STEVENS, MATTHEW	128,000	11/19/2012	WD	08-ESTATE	1121/2279	OTHER	100.0

Property Address
11108 WEST SHORE DR

Owner's Name/Address
CYBOROWSKI TROY & SEGER KRISTA
11108 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description
L-614 P-374 234 11108 W SHORE DR LOT 14 LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	05/08/2015	PB15-0078	COMPLETE
DECK	07/15/2008	PB08-0194	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2712	74	13,205
Total Estimated Land Improvements True Cash Value =				13,205

Work Description for Permit PB15-0078, Issued 05/08/2015: 10*28 - 2STORY ADDITION ATTACHING HOUSE & GARAGE ALSO 12*28 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	140,200	225,200			135,086C
2024	80,000	133,900	213,900			131,025C
2023	70,000	108,700	178,700			124,786C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Composition
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 32
Floor Area: 1,680
Total Base New : 295,652 E.C.F.
Total Depr Cost: 202,781 X 1.283
Estimated T.C.V: 260,168

(16) Porches/Decks

Area	Type
336	CCP (1 Story)
336	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 416
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	1,344			
			Total:	220,922	150,234	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Porches						
CCP (1 Story)			336	8,239	7,333	*8
Balcony						
Wood Balcony, Roof			336	19,290	13,117	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			832	28,970	19,700	
Storage Over Garage			416	5,716	3,887	
Common Wall: 1 Wall			1	-2,219	-1,509	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
			Totals:	295,652	202,781	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 260,168

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUMPERT DON	LEWIS RODNEY J TRUST	300,000	09/11/2020	WD	03-ARM'S LENGTH	1173:2391	PROPERTY TRANSFER	100.0
JORAE JERRY D & MARY L	HUMPERT DON	180,000	08/23/2019	WD	03-ARM'S LENGTH	1170:0776	PROPERTY TRANSFER	100.0
		107,000	07/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
11124 WEST SHORE DR

Owner's Name/Address
LEWIS RODNEY J TRUST
11124 WEST SHORE DR
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address
LEWIS RODNEY J TRUST
5576 TRAILSIDE DR
PORT ORANGE FL 32127

Tax Description
234 L-677 P-695 LOT 15 11124 W SHORE DR LONG POINT VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 09/11/2020
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/24/2021	PB21-0298	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/01/2022	INSPECTED
QT	11/10/2021	INSPECTED
QT	10/22/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	302	74	1,470
Total Estimated Land Improvements True Cash Value =				1,470

Work Description for Permit PB21-0298, Issued 08/24/2021: 12 X 24 = 288 SQ FT ADDITION AND 10 X 28 = 280 SQ FT OPEN DECK; LAKE TOWNSHIP LAND USE PERMIT #4436;ROSCOMMON CO SOIL EROSION PERMIT #4054

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	127,200	212,200			149,905C
2024	80,000	121,500	201,500			145,398C
2023	70,000	97,800	167,800			138,475C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1536 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,536
Total Base New : 247,258 E.C.F.
Total Depr Cost: 192,164 X 1.283
Estimated T.C.V: 246,546

(16) Porches/Decks

Area	Type
20	Composite
456	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1536 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
1 Story	Siding	Crawl Space	288			*9
			Total:	200,869	156,093	

Other Additions/Adjustments

Plumbing				
3 Fixture Bath	1	4,646	3,438	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	616	23,359	17,286	
Water/Sewer				
Public Sewer	1	1,494	1,106	
Water Well, 150 Feet	1	8,594	6,360	
Deck				
Composite	20	1,005	955	*9
Composite	456	7,291	6,926	*9
	Totals:	247,258	192,164	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 246,546

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEMIS GARIE L & CAROL L	BEMIS CAROL L TRUST	0	06/19/2021	QC	14-INTO/OUT OF TRUST	1177:1635	DEED	0.0
BEMIS CAROL L TRUST	BEMIS GARIE L & CAROL L	0	06/18/2021	QC	14-INTO/OUT OF TRUST	1177:1633	DEED	0.0
BEMIS CAROL L & GARIE L	BEMIS CAROL L TRUST	0	11/20/2018	QC	21-NOT USED/OTHER	1167:2246	DEED	0.0
WEBSTER LARRY D & CATHERIN	BEMIS CAROL L & GARIE L	339,500	06/28/2017	WD	03-ARM'S LENGTH	1162:2365	PROPERTY TRANSFER	100.0

Property Address

11134 WEST SHORE DR

Owner's Name/Address

BEMIS CAROL L TRUST
11134 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1005 P-1778 (L-538 P-322) 234 COM AT SW COR SEC 22 TH E ALG REC PLAT OF LONG POINT VIEW 175.45FT TH N7DEG50' W ALG PLAT 750FT TO SLY LINE OF LOT 16 FOR POB TH S82DEG12'W 116.85FT TH N7DEG 50'W 49.9FT TH N82DEG10E ALG NLY LINE 184.85FT TO SH OF LK TH SLY ALG SH TO A PT WHICH IS N82DEG12'E OF POB TH S82DEG 12'W 55FT TO POB PART OF LOT 16 LONG POINT VIEW PAR 3

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/05/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	06/15/2011	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1756	74	8,550
D/W/P: Brick on Sand	18.02	112	74	1,493
Total Estimated Land Improvements True Cash Value =				10,043

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	206,100	291,100			174,052C
2024	80,000	197,200	277,200			168,819C
2023	70,000	159,700	229,700			160,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1588 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 16
Floor Area: 2,092
Total Base New : 363,941 E.C.F.
Total Depr Cost: 305,709 X 1.283
Estimated T.C.V: 392,225

(16) Porches/Decks

Area	Type
132	CCP (1 Story)
449	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1588 SF Floor Area = 2092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	580		
			Total:	306,016	257,052
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	6,832	5,739
Porches					
CCP (1 Story)			132	4,666	3,919
Deck					
Treated Wood			449	7,453	6,261
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	29,457	24,744
Common Wall: 2 Wall			1	-5,295	-4,448
Water/Sewer					
Public Sewer			1	1,914	1,608
Water Well, 150 Feet			1	9,232	7,755
Fireplaces					
Prefab 1 Story			1	3,666	3,079
			Totals:	363,941	305,709

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 392,225

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-016-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FRISBIE M DAWN	NISSON, KEILL & MARIE	69,000	09/20/2010	WD	08-ESTATE		OTHER	100.0

Property Address

106 POINT VIEW AVE

Owner's Name/Address

NILSSON KJELL H & MARIE A
1936 HARLEY DR
ANN ARBOR MI 48103

Tax Description

234 LOT 16 EXC ELY 116.85 FT & LOT 17 EXC ELY 116.85 FT LONG POINT VIEW PARCEL 1

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	119.00	150.00	1.0000	1.0000	675	100		80,325
119 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	80,325

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1312	74	5,981
D/W/P: Brick on Sand	16.54	456	89	6,712
Total Estimated Land Improvements True Cash Value =				12,693

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,200	48,500	88,700			43,557C
2024	29,800	46,200	76,000			42,248C
2023	23,800	40,600	64,400			40,237C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 912 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 912
Total Base New : 144,692 E.C.F.
Total Depr Cost: 98,392 X 0.833
Estimated T.C.V: 81,961

(16) Porches/Decks

Area	Type
72	Treated Wood
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	108,873	74,034
Other Additions/Adjustments					
Deck					
Treated Wood			72	2,092	1,423
Treated Wood			60	1,913	1,301
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	22,129	15,048
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
			Totals:	144,692	98,392

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 81,961

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-330-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEBSTER LARRY D & CATHERIN	NILSSON KJELL H & MARIE A	105,000	08/21/2017	WD	03-ARM'S LENGTH	1163:1155	PROPERTY TRANSFER	100.0
WEBSTER LARRY & CATHERINE	WEBSTER LARRY D & CATHERIN	0	02/27/2015	QC	09-FAMILY	1149-1152	PROPERTY TRANSFER	0.0
DEGENFELDER NANCY A	WEBSTER, LARRY & CATHERINE	155,000	11/10/2007	WD	03-ARM'S LENGTH	1067/903	OTHER	100.0

Property Address

108 POINT VIEW AVE

Owner's Name/Address

NILSSON KJELL H & MARIE A
1936 HARLEY DR
ANN ARBOR MI 48103

Tax Description

L-861 P-628 (L-789 P-518) 234 108 LONG POINT VIEW ELY 116.85 FT OF LOT 17 LONG POINT VIEW PARCEL 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	05/30/2008	PB08-0117	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	268	74	1,222
Total Estimated Land Improvements True Cash Value =				1,222

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	600	85,600			61,213C
2024	80,000	600	80,600			59,373C
2023	70,000	600	70,600			56,546C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAMMON JOHN B & KATHRYN N	DAMMAN JOHN B & KATHRYN N	0	11/25/2014	QC	21-NOT USED/OTHER	1145-1278	PROPERTY TRANSFER	0.0
BLOMQUIST GERALD S &PATRIC	DAMMAN JOHN B & KATHRYN N	166,000	09/18/2014	WD	03-ARM'S LENGTH	1143-941	PROPERTY TRANSFER	100.0

Property Address

LONG POINT DR

Owner's Name/Address

DAMMAN JOHN B & KATHRYN N TRUST
1021 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-611 P-390 234 LOT 1 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/18/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	0	119,000			69,762C
2024	112,000	0	112,000			67,665C
2023	98,000	0	98,000			64,443C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAMMON JOHN B & KATHRYN N	DAMMAN JOHN B & KATHRYN N	0	11/25/2014	QC	21-NOT USED/OTHER	1145-1278	PROPERTY TRANSFER	0.0
BLOMQUIST GERALD S &PATRIC	DAMMAN, JOHN & KATHRYN	152,000	09/04/2012	WD	03-ARM'S LENGTH	1118/1823	OTHER	100.0

Property Address

1021 LONG POINT

Owner's Name/Address

DAMMAN JOHN B & KATHRYN N TRUST
1021 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-611 P-390 234 LOT 2 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/21/2013

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	01/14/2013	13001	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

CW 07/17/2019 INSPECTED
DMG 12/02/2013 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1530	73	7,349
Total Estimated Land Improvements True Cash Value =				7,349

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	231,400	350,400			194,374C
2024	112,000	221,400	333,400			188,530C
2023	98,000	179,400	277,400			179,553C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1872 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 12
Floor Area: 2,808
Total Base New : 395,084 E.C.F.
Total Depr Cost: 347,703 X 1.283
Estimated T.C.V: 446,103

(16) Porches/Decks

Area	Type
72	CCP (1 Story)
576	Composite
96	Wood Balcony

(17) Garage

Year Built: 2013
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 336
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1872 SF Floor Area = 2808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,872		
			Total:	329,656	290,126
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			2	9,291	8,176
Porches					
CCP (1 Story)			72	2,098	1,846
Balcony					
Wood Balcony			96	3,911	3,442
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	24,904	21,916
Storage Over Garage			336	4,617	4,063
Common Wall: 1 Wall			1	-2,219	-1,953
Water/Sewer					
Public Sewer			1	1,494	1,315
Water Well, 150 Feet			1	8,594	7,563
Deck					
Composite			576	8,738	7,689
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,520
			Totals:	395,084	347,703

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 446,103

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1009 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
RUHLIG GLENN G & BARBARA J 3599 ANNCHESTER SAGINAW MI 48603	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2271	73	10,908
Wood Frame/Conc.	40.62	70	73	2,075
Total Estimated Land Improvements True Cash Value =				12,983

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-384 P-577 234 LOT 3 MAPLE MANOR.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	107,600	218,100			131,047C
2024	104,000	102,800	206,800			127,107C
2023	91,000	83,500	174,500			121,055C

Who	When	What
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

X Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X Wood Sash
Metal Sash
Vinyl Sash
Double Hung
X Horiz. Slide
X Casement
X Double Glass
X Patio Doors
X Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X Eavestrough
X Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

1 Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,200
Total Base New : 224,922 E.C.F.
Total Depr Cost: 152,946 X 1.283
Estimated T.C.V: 196,230

(16) Porches/Decks

Area	Type
585	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 560
% Good: 0
Storage Area: 480
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding/Brick	Crawl Space	1,200		
			Total:	165,535	112,563
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Deck					
Treated Wood			585	8,371	5,692
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			560	24,349	16,557
Storage Over Garage			480	6,595	4,485
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Interior 1 Story			1	5,338	3,630
			Totals:	224,922	152,946

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 196,230

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KULLMAN JOHN A & JAMES F	RICHTER MARK & MARNIE	499,000	05/14/2024	WD	03-ARM'S LENGTH	1187:566	PROPERTY TRANSFER	100.0
		158,800	05/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

997 LONG POINT

Owner's Name/Address

RICHTER MARK & MARNIE
810 BRENTWOOD ST
JENISON MI 49428

Tax Description

L-724 P-180 234 997 LONG POINT DRIVE 48629LOT 4 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	11/06/2024	LU24-4723	NOT STARTE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2203	73	10,582
D/W/P: Brick on Sand	18.02	474	87	7,431
Total Estimated Land Improvements True Cash Value =				18,013

Work Description for Permit LU24-4723, Issued 11/06/2024: 4' CHAIN LINK FENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	122,500	233,000			233,000S
2024	104,000	114,100	218,100			127,236C
2023	91,000	92,800	183,800			121,178C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1460 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
X	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,460
Total Base New : 234,541 E.C.F.
Total Depr Cost: 171,871 X 1.283
Estimated T.C.V: 220,510

(16) Porches/Decks

Area	Type
400	4in Concrete
42	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Heat Pump
Ground Area = 1460 SF Floor Area = 1460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,460			
			Total:	187,550	136,912	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,392	
Deck						
Treated Wood			42	1,637	1,195	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	19,964	
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
Porches						
4in Concrete			400	3,272	3,043	*9
			Totals:	234,541	171,871	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 220,510

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DRAPINSKI ADAM & CHRISTINA	DRAPINSKI ADAM & CHRISTINA	0	02/01/2022	WD	14-INTO/OUT OF TRUST	1179:1780	PROPERTY TRANSFER	0.0
TRAFIDLO RON & HEIDI	DRAPINSKI ADAM & CHRISTINA	499,900	03/09/2021	WD	03-ARM'S LENGTH	1175:2074	PROPERTY TRANSFER	100.0
SPAGNUOLO RALPH J	TRAFIDLO, RON & HEIDI	80,000	09/30/2010	OTH	21-NOT USED/OTHER		OTHER	100.0

Property Address
985 LONG POINT

Owner's Name/Address
DRAPINSKI ADAM & CHRISTINA TRUST
205 N BLAIR
ROYAL OAK MI 48067

Tax Description
L-386 P-226 234 LOT 5 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	09/22/2014	14233	COMPLETE
DECK	09/09/2014	3918	COMPLETE
NEW RESIDENCE	09/19/2011	193	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1829	73	8,225
Total Estimated Land Improvements True Cash Value =				8,225

Work Description for Permit 14233, Issued 09/22/2014: 16*18 COVERED PORCH
Work Description for Permit 3918, Issued 09/09/2014: 16*18 PORCH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	195,700	306,200			221,992C
2024	104,000	187,300	291,300			215,318C
2023	91,000	151,700	242,700			205,065C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2011	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1962 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 12
Floor Area: 1,978
Total Base New : 332,067 E.C.F.
Total Depr Cost: 292,237 X 1.283
Estimated T.C.V: 374,940

(16) Porches/Decks

Area	Type
30	CCP (1 Story)
396	CCP (1 Story)

(17) Garage

Year Built: 2011
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 168
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 2011
(11) Heating System: Forced Heat & Cool
Ground Area = 1962 SF Floor Area = 1978 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,962		
1 Story	Siding	Overhang	16		
			Total:	275,058	242,069

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	4,088
Porches			
CCP (1 Story)	30	992	873
CCP (1 Story)	396	9,698	8,534
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	24,904	21,916
Storage Over Garage	168	2,308	2,031
Common Wall: 1 Wall	1	-2,219	-1,953
Water/Sewer			
Public Sewer	1	1,494	1,315
Water Well, 150 Feet	1	8,594	7,563
Fireplaces			
Prefab 1 Story	1	2,592	2,281
Local Cost Items			
STAND BY GENERATOR	1	4,000	3,520
	Totals:	332,067	292,237

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 374,940

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONDE DONALD J & LAURA S	POUR-OVER TRUST	0	11/14/2016	WD	21-NOT USED/OTHER	2016-8351	PROPERTY TRANSFER	0.0
GOVIZ, DUANE	LALONDE DONALD & LAURA	130,000	06/12/2013	WD	03-ARM'S LENGTH	1128/2688	OTHER	100.0
GARZA, EUGENIO & DOROTHY	GOVIZ, DUANE	130,000	08/16/2012	WD	03-ARM'S LENGTH	1119/646	OTHER	100.0
SPAGNUOLO RALPH J	GARZA, EUGENIO & DOROTHY	85,000	09/17/2010	OTH	08-ESTATE	1097/507	OTHER	100.0

Property Address

973 LONG POINT

Owner's Name/Address

LALONDE DONALD J & LAURA S TRUST
136 ROSE CT
BATTLE CREEK MI 49015

Tax Description

L-386 P-226 234 LOT 6 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	11/03/2014	3932	COMPLETE

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	07/29/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	285	88	1,650
D/W/P: 3.5 Concrete	6.58	9	88	52
D/W/P: 3.5 Concrete	6.58	2107	88	12,200
Total Estimated Land Improvements True Cash Value =				13,902

Work Description for Permit 3932, Issued 11/03/2014: 46*78 HOUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	195,600	306,100			160,809C
2024	104,000	187,500	291,500			155,974C
2023	91,000	152,100	243,100			148,547C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2015	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1974 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 7
Floor Area: 1,974
Total Base New : 309,519 E.C.F.
Total Depr Cost: 287,654 X 1.283
Estimated T.C.V: 369,060

(16) Porches/Decks

Area	Type
192	CGEP (1 Story)
30	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 168
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2015
(11) Heating System: Forced Heat & Cool
Ground Area = 1974 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,974			
			Total:	250,133	232,625	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,321	
Porches						
CGEP (1 Story)			192	12,075	11,230	
CCP (1 Story)			30	992	923	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	23,161	
Storage Over Garage			168	2,308	2,146	
Common Wall: 1 Wall			1	-2,219	-2,064	
Water/Sewer						
Public Sewer			1	1,494	1,389	
Water Well, 150 Feet			1	8,594	7,992	
Fireplaces						
Prefab 1 Story			1	2,592	2,411	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	309,519	287,654	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 369,060

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS LEON W ETAL	LAW FRANK F IV & KAREN	405,000	09/30/2019	WD	20-MULTI PARCEL SALE REF	1170:1724	PROPERTY TRANSFER	100.0

Property Address

949 LONG POINT

Owner's Name/Address

LAW FRANK F IV & KAREN
4195 COLONIAL CT
HOWELL MI 48843

Tax Description

L-494 P-160 234 949 LONG POINTE DR 49629 LOT 7 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	808	48	2,389
Total Estimated Land Improvements True Cash Value =				2,389

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	10,800	121,300			92,054C
2024	104,000	10,300	114,300			89,287C
2023	91,000	8,500	99,500			85,036C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 0
Total Base New : 23,270 E.C.F.
Total Depr Cost: 14,660 X 1.283
Estimated T.C.V: 18,809

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	14,660
			Totals:	23,270	14,660

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 18,809

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS LEON W ETAL	LAW FRANK F IV & KAREN	405,000	09/30/2019	WD	19-MULTI PARCEL ARM'S LEN	1170:1724	PROPERTY TRANSFER	100.0

Property Address

949 LONG POINT

Owner's Name/Address

LAW FRANK F IV & KAREN
4195 COLONIAL CT
HOWELL MI 48843

Tax Description

L-494 P-161 234 LOT 8 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2518	48	7,953
Total Estimated Land Improvements True Cash Value =				7,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	120,400	230,900			162,280C
2024	104,000	115,200	219,200			157,401C
2023	91,000	93,200	184,200			149,906C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1980	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen: Laminate
Other: Tile
Other: Carpeted

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1408 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,728
Total Base New : 260,111 E.C.F.
Total Depr Cost: 176,876 X 1.283
Estimated T.C.V: 226,932

(16) Porches/Decks

Area	Type
568	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1980
(11) Heating System: Forced Heat & Cool
Ground Area = 1408 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,088		
2 Story	Siding	Crawl Space	320		
			Total:	216,417	147,164

Other Additions/Adjustments

Plumbing			
2 Fixture Bath	1	3,108	2,113
Deck			
Treated Wood	568	8,213	5,585
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	15,154
Water/Sewer			
Public Sewer	1	1,494	1,016
Water Well, 150 Feet	1	8,594	5,844
	Totals:	260,111	176,876

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 226,932

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALEANA FRANK & PATRICIA	GALEANA FRANK E & PATRICIA	0	11/07/2023	WD	15-LADY BIRD	1185:2181	PROPERTY TRANSFER	0.0
SMITH DAVID & JANICE I	GALEANA FRANK & PATRICIA	435,000	04/30/2015	WD	03-ARM'S LENGTH	1149-1273	PROPERTY TRANSFER	100.0
		212,500	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

929 LONG POINT

Owner's Name/Address

GALEANA FRANK E & PATRICIA L [LE]
17379 MCNAMARA
LIVONIA MI 48152

Tax Description

L-1006 P-635 (L-494 P-152) 234 LOT 9 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	08/09/2018	LU18-4193	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
QT	11/12/2018	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	1584	72	8,657
Total Estimated Land Improvements True Cash Value =				8,657

Work Description for Permit LU18-4193, Issued 08/09/2018: LAND USE PERMIT FOR 20X18 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	266,300	376,800			207,485C
2024	104,000	254,400	358,400			201,247C
2023	91,000	206,300	297,300			191,664C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1744 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 23
Floor Area: 2,764
Total Base New : 513,700 E.C.F.
Total Depr Cost: 399,144 X 1.283
Estimated T.C.V: 512,102

(16) Porches/Decks

Area	Type
160	CCP (1 Story)
320	WCP (1 Story)
622	Composite

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 448
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1744 SF Floor Area = 2764 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,020			
1 Story	Siding	Crawl Space	420			
1 Story	Siding	Crawl Space	28			
1 Story	Siding	Crawl Space	80			
1 Story	Siding	Crawl Space	196			
		Total:		402,265	309,743	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			2	13,663	10,521	
Porches						
CCP (1 Story)			160	5,573	4,291	
WCP (1 Story)			320	13,946	12,830	*9
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			896	40,535	31,212	
Storage Over Garage			448	8,051	6,199	
Water/Sewer						
Public Sewer			1	1,914	1,474	
Water Well, 150 Feet			1	9,232	7,109	
Fireplaces						
Interior 2 Story			1	8,494	6,540	
Deck						
Composite			622	10,027	9,225	*9
		Totals:		513,700	399,144	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAIANI FRANK TRUST 8/13/01	JOHNSTON, MARK & MARY	287,500	03/31/2011	WD	03-ARM'S LENGTH	1103/331	OTHER	100.0
		105,000	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

909 LONG POINT

Owner's Name/Address

JOHNSTON MARK & MARY
3640 MUIRFIELD DR
LANSING MI 48911

Tax Description

L-950 P-520 (L-785 P-208) 234 909 LONG POINTE DR LOT 10 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	04/09/2014	140014	COMPLETE
ADDITION	04/09/2014	1400141	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	07/30/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	66.00	150.00	1.0000	1.0000	3400	100		224,400
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	224,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	1868	73	10,350
D/W/P: Brick on Sand	21.66	112	73	1,771
Total Estimated Land Improvements True Cash Value =				12,121

Work Description for Permit 1400141, Issued 04/09/2014: 14*14 ADDITION AND 10*38 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	112,200	179,800	292,000			175,298C
2024	105,600	171,900	277,500			170,028C
2023	92,400	139,400	231,800			161,932C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1799 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 22
Floor Area: 1,799
Total Base New : 336,726 E.C.F.
Total Depr Cost: 263,555 X 1.283
Estimated T.C.V: 338,141

(16) Porches/Decks

Area	Type
21	CCP (1 Story)
334	Composite

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1799 SF Floor Area = 1799 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,799			
			Total:	281,208	219,343	
Other Additions/Adjustments						
Exterior						
Brick Veneer			296	6,065	4,731	
Plumbing						
3 Fixture Bath			1	6,832	5,329	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	27,694	21,601	
Common Wall: 1.5 Wall			1	-3,973	-3,099	
Water/Sewer						
Public Sewer			1	1,914	1,493	
Water Well, 150 Feet			1	9,232	7,201	
Porches						
CCP (1 Story)			21	1,268	989	
Deck						
Composite			334	6,486	5,967	*9
			Totals:	336,726	263,555	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 338,141

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

VACANT

Owner's Name/Address

ARCY WILLIAM J & NANCY K
23800 LAWRENCE
DEARBORN MI 48128

Tax Description

L-532 P-231 234 LOT 11 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	66.00	150.00	1.0000	1.0000	3400	100		224,400
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	224,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.53	96	48	1,361
Total Estimated Land Improvements True Cash Value =				1,361

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	112,200	700	112,900			65,758C
2024	105,600	700	106,300			63,781C
2023	92,400	600	93,000			60,744C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-400-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

VACANT

Owner's Name/Address

ARCY WILLIAM J & NANCY K
23800 LAWRENCE
DEARBORN MI 48128

Tax Description

L-532 P-163 234 LOT 12 MAPLE MANOR.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	66.00	150.00	1.0000	1.0000	3400	100		224,400
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	224,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	112,200	0	112,200			65,758C
2024	105,600	0	105,600			63,781C
2023	92,400	0	92,400			60,744C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOHL JACQUELINE A	HORVATH GEORGE J JR.	210,000	06/20/2014	WD	03-ARM'S LENGTH	1140/1697	OTHER	100.0
		259,000	08/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2255 LONG POINT

Owner's Name/Address

HORVATH GEORGE J JR
2255 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-880 P-173 (L-849P-458&L-786P-698)234
2255 LONG POINT DR LOT 1 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.76	140	23	443
D/W/P: 3.5 Concrete	6.58	840	73	4,035
Total Estimated Land Improvements True Cash Value =				4,478

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	116,900	227,400			149,419C
2024	104,000	111,300	215,300			144,927C
2023	91,000	89,900	180,900			138,026C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1798 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 37
Floor Area: 1,798
Total Base New : 275,745 E.C.F.
Total Depr Cost: 173,715 X 1.283
Estimated T.C.V: 222,876

(16) Porches/Decks

Area	Type
834	Treated Wood
144	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1798 SF Floor Area = 1798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,798		
			Total:	219,074	138,013
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,927
Deck					
Treated Wood			144	3,338	2,103
Treated Wood			834	10,834	6,825
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	24,578	15,484
Common Wall: 1.5 Wall			1	-3,326	-2,095
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	275,745	173,715

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 222,876

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEHER MAX B & GLORIA L	NEHER MAX B TRUST	0	08/20/2015	WD	09-FAMILY	1152-2108	PROPERTY TRANSFER	0.0

Property Address

2267 LONG POINT

Owner's Name/Address

NEHER MAX B TRUST
32936 BARKLEY ST
LIVONIA MI 48154

Tax Description

L-525 P-628 234 2267 LONG POINT 48651 LOT 2 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1059	48	3,345
Total Estimated Land Improvements True Cash Value =				3,345

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	91,400	201,900			119,120C
2024	104,000	87,000	191,000			115,539C
2023	91,000	70,100	161,100			110,038C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 899 S.F.
Slab: 21 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,370
Total Base New : 215,107 E.C.F.
Total Depr Cost: 135,517 X 1.283
Estimated T.C.V: 173,868

(16) Porches/Decks

Area	Type
12	CCP (1 Story)
121	WCP (1 Story)
342	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 920 SF Floor Area = 1370 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	899		
1 Story	Siding	Slab	21		
			Total:	160,836	101,327
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,927
Porches					
WCP (1 Story)			121	5,559	3,502
CCP (1 Story)			12	604	381
Deck					
Treated Wood			342	5,889	3,710
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	13,212
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	215,107	135,517

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 173,868

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		243,500	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2279 LONG POINT

Owner's Name/Address

CAMPBELL HOWARD T & DEANN B
9095 S SAGINAW #7
GRAND BLANC MI 48439

Tax Description

L-886 P-452 (L-710 P-382) 234 2279 LONG PT DR 48629 LOT 3 MCDONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1352	73	6,079
Total Estimated Land Improvements True Cash Value =				6,079

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	94,200	204,700			103,747C
2024	104,000	89,600	193,600			100,628C
2023	91,000	72,600	163,600			95,837C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1472 S.F.
Slab: 360 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,832
Total Base New : 236,143 E.C.F.
Total Depr Cost: 138,163 X 1.283
Estimated T.C.V: 177,263

(16) Porches/Decks

Area	Type
288	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1832 SF Floor Area = 1832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,472			
1 Story	Siding	Slab	360			
			Total:	197,212	114,383	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,239	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			360	14,389	8,346	
Common Wall: 2 Wall			1	-4,084	-2,369	
Water/Sewer						
Public Sewer			1	1,326	769	
Water Well, 150 Feet			1	8,359	4,848	
Fireplaces						
Exterior 1 Story			1	5,707	3,310	
Deck						
Composite			288	5,374	3,117	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	236,143	138,163	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 177,263

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANDLON, RICHARD	LOVEGROVE CONSTRUCTION LLC	245,000	09/13/2011	WD	03-ARM'S LENGTH	1107/2624 1111/	OTHER	100.0
STAFFORD JAMES W	WELLS FARGO BANK	0	02/09/2011	OTH	21-NOT USED/OTHER		OTHER	100.0
WELLS FARGO BANK	HANDLON, RICHARD	180,000	02/09/2011	OTH	10-FORECLOSURE	1101/1476	OTHER	100.0

Property Address

2285 LONG POINT

Owner's Name/Address

LOVEGROVE CONSTRUCTION LLC
13113 GRANT CIRCLE
CLIO MI 48420

Tax Description

L-737 P-269 234 LOT 4 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	820	73	3,939
D/W/P: Brick on Sand	18.02	312	73	4,104
D/W/P: Brick on Sand	18.02	54	73	710
Total Estimated Land Improvements True Cash Value =				8,753

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	156,500	267,000			151,322C
2024	104,000	149,500	253,500			146,773C
2023	91,000	121,100	212,100			139,784C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1168 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 27
Floor Area: 2,208
Total Base New : 316,946 E.C.F.
Total Depr Cost: 231,370 X 1.283
Estimated T.C.V: 296,848

(16) Porches/Decks

Area	Type
524	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1168 SF Floor Area = 2208 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	160		
1 Story	Siding	Overhang	32		
			Total:	267,267	195,103

Other Additions/Adjustments			
Exterior			
Stone Veneer	24	911	665
Plumbing			
3 Fixture Bath	1	4,646	3,392
Deck			
Treated Wood	524	7,792	5,688
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	27,348	19,964
Common Wall: 1/2 Wall	1	-1,106	-807
Water/Sewer			
Public Sewer	1	1,494	1,091
Water Well, 150 Feet	1	8,594	6,274
	Totals:	316,946	231,370

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 296,848

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FILLHARD LYNDON	RINKE JEANNINE C	250,000	07/12/2019	WD	03-ARM'S LENGTH	1169:2393	PROPERTY TRANSFER	100.0
FILLHARD LYNDON D		0	05/28/2018	OTH	07-DEATH CERTIFICATE	1169:2391	OTHER	0.0

Property Address

2311 LONG POINT

Owner's Name/Address

RINKE JEANNINE C
2311 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-317 P-476 234 LOT 5 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/12/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	696	48	2,058
Wood Frame	22.22	192	73	3,114
Total Estimated Land Improvements True Cash Value =				5,172

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	98,500	209,000			147,396C
2024	104,000	94,000	198,000			142,965C
2023	91,000	75,800	166,800			136,158C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 1,344
Total Base New : 199,452 E.C.F.
Total Depr Cost: 145,600 X 1.283
Estimated T.C.V: 186,805

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
360	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	156,683	114,379
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,818
Porches					
CCP (1 Story)			48	1,336	975
Deck					
Treated Wood			360	5,951	4,344
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			660	21,833	15,938
Common Wall: 1 Wall			1	-2,045	-1,493
Water/Sewer					
Public Sewer			1	1,326	968
Water Well, 150 Feet			1	8,359	6,102
Fireplaces					
Wood Stove			1	2,149	1,569
			Totals:	199,452	145,600

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 186,805

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEIN LARRY & TRACY	WEBER RONALD A & JO ANN	365,000	01/15/2014	WD	03-ARM'S LENGTH	1136/1965	OTHER	100.0
HEIN INVESTMENTS LLC	HEIN, LARRY & TRACY	0	03/15/2011	QC	09-FAMILY	1102/1179	OTHER	0.0
		325,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2323 LONG POINT

Owner's Name/Address

WEBER FAMILY TRUST
21500 WOODFARM DR.
NORTHVILLE MI 48167

Tax Description

L-1049 P-2154&2172 (L-309 P-258) 234 LOT 6 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	05/18/2007	PB07-0056	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	08/26/2013	INSPECTED
DMG	12/08/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	1008	73	5,585
D/W/P: Brick on Sand	21.66	84	73	1,328
D/W/P: Brick on Sand	21.66	160	73	2,530
Total Estimated Land Improvements True Cash Value =				9,443

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	225,500	336,000			181,254C
2024	104,000	215,500	319,500			175,805C
2023	91,000	174,700	265,700			167,434C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1880 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 22
Floor Area: 2,350
Total Base New : 429,568 E.C.F.
Total Depr Cost: 335,913 X 1.283
Estimated T.C.V: 430,976

(16) Porches/Decks

Area	Type
272	CPP
72	CCP (1 Story)

(17) Garage

Year Built: 2007
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 154
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1880 SF Floor Area = 2350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	1,880			
			Total:	352,064	274,610	
Other Additions/Adjustments						
Exterior						
Stone Veneer			147	6,856	5,348	
Plumbing						
3 Fixture Bath			1	6,832	5,329	
Porches						
CPP			272	5,666	5,269	*9
CCP (1 Story)			72	2,674	2,086	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			616	37,009	28,867	
Storage Over Garage			154	2,767	2,158	
Common Wall: 1.5 Wall			1	-3,973	-3,099	
Water/Sewer						
Public Sewer			1	1,914	1,493	
Water Well, 150 Feet			1	9,232	7,201	
Fireplaces						
Exterior 1 Story			1	8,527	6,651	
			Totals:	429,568	335,913	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 430,976

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
EASTMAN TAD & JUNE V (AKA	EASTMAN TAD J & JUNE M [LE	0	03/03/2025	OTH	15-LADY BIRD	1189:1322	DEED	0.0
ACKER, ALBERT	EASTMAN, TAD & JUNE	230,000	01/14/2011	OTH	10-FORECLOSURE	1100/2241	OTHER	100.0
THREE GIRLS & A GUY INVEST	ACKER, ALBERT	0	05/11/2007	QC	21-NOT USED/OTHER	1064/1957	OTHER	100.0
ACKER, ALBERT	THREE GIRLS & GUY INVESTME	0	03/17/2007	QC	21-NOT USED/OTHER	1057/261	OTHER	100.0

Property Address

2335 LONG POINT

Owner's Name/Address

EASTMAN TAD J & JUNE M [LE]
1870 E CHIPPEWA RIVER RD
MIDLAND MI 48640

Tax Description

L-1057 P-261 (L-493P-128) 234 2335 LONG PT DR LOTS 7 & 8 MC DONALD POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
LV-OVER 60'	70.00	150.00	0.8260	1.0000	3400	100		196,599
130 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	400,599

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1580	73	7,105
D/W/P: Asphalt Paving	2.89	408	87	1,026
Total Estimated Land Improvements True Cash Value =				8,131

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	200,300	148,400	348,700			155,827C
2024	188,500	141,800	330,300			151,142C
2023	165,000	114,900	279,900			143,945C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2029 S.F.
Slab: 528 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
1	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 2,557
Total Base New : 349,582 E.C.F.
Total Depr Cost: 220,237 X 1.283
Estimated T.C.V: 282,564

(16) Porches/Decks

Area	Type
288	WGEP (1 Story)
210	WCP (1 Story)
327	WCP (1 Story)
231	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2557 SF Floor Area = 2557 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,029		
1 Story	Siding	Slab	528		
			Total:	270,353	170,323

Other Additions/Adjustments

Exterior			
Brick Veneer	36	569	358
Porches			
WGEP (1 Story)	288	17,585	11,079
WCP (1 Story)	210	7,426	4,678
WCP (1 Story)	327	9,558	6,022
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	23,270	14,660
Common Wall: 1 Wall	1	-2,045	-1,288
Water/Sewer			
Public Sewer	1	1,326	835
Water Well, 150 Feet	1	8,359	5,266
Fireplaces			
Interior 1 Story	1	4,700	2,961
2nd on Same Stack	1	3,928	2,475
Deck			
Composite	231	4,553	2,868
	Totals:	349,582	220,237

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 282,564

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KOESTERS GARY & BEVERLY	KOESTERS GARY & BEVERLY [I	0	09/19/2019	WD	18-LIFE ESTATE	1170:1602	DEED	0.0
		305,000	09/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2351 LONG POINT

Owner's Name/Address

KOESTERS GARY & BEVERLY [LE]
2375 OAKSHIRE AVE
BERKLEY MI 48072

Tax Description

(L-993P-531&L-854P-570&L-253 P-366) 234 L-1032 P-794 LOT 9 MC DONALD POINT. 2351 LONG POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/19/2006

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/18/2021	PB21-0200	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
CW	07/24/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	75.00	150.00	1.0000	1.0000	3400	100		255,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	255,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	728	73	3,497
D/W/P: Asphalt Paving	3.10	242	48	360
D/W/P: Patio Blocks	15.61	156	73	1,778
Wood Frame	24.99	192	73	3,503
Wood Frame	37.16	52	48	927
Total Estimated Land Improvements True Cash Value =				10,065

Work Description for Permit PB21-0200, Issued 06/18/2021: 12 X 24 = 288 SQUARE FEET COVERED PORCH ROOF. LAKE TOWNSHIP LAND USE DATED 5/13/21 #004409; ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 3/8/21 #3963.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	127,500	114,600	242,100			138,033C
2024	120,000	109,300	229,300			133,883C
2023	105,000	88,600	193,600			127,508C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1098 S.F.
Slab: 528 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,626
Total Base New : 261,064 E.C.F.
Total Depr Cost: 165,910 X 1.283
Estimated T.C.V: 212,863

(16) Porches/Decks

Area	Type
72	WCP (1 Story)
315	Treated Wood
30	Treated Wood
288	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1626 SF Floor Area = 1626 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,098		
1 Story	Siding	Slab	528		
			Total:	208,999	131,671

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	2,927
Porches			
WCP (1 Story)	72	3,982	2,509
Deck			
Treated Wood	315	5,579	3,515
Treated Wood	30	1,346	848
w/Roof (Roof portion)	288	4,493	4,268
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	484	22,066	13,902
Common Wall: 1 Wall	1	-2,686	-1,692
Water/Sewer			
Public Sewer	1	1,494	941
Water Well, 150 Feet	1	8,594	5,414
Fireplaces			
Wood Stove	1	2,551	1,607
	Totals:	261,064	165,910

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 212,863

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANDOW MARGARET E	SANDOW MARGARET E TRUST	0	01/28/2022	QC	14-INTO/OUT OF TRUST	1179:1785	DEED	0.0

Property Address

2365 LONG POINT

Owner's Name/Address

SANDOW MARGARET E TRUST
2365 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-550 P-457 234 LOT 10 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/03/1999
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	75.00	150.00	1.0000	1.0000	3400	100		255,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	255,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1684	73	8,089
D/W/P: Patio Blocks	15.61	769	73	8,763
Total Estimated Land Improvements True Cash Value =				16,852

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	127,500	127,400	254,900			147,215C
2024	120,000	121,700	241,700			142,789C
2023	105,000	99,200	204,200			135,990C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1840 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,840
Total Base New : 284,538 E.C.F.
Total Depr Cost: 180,260 X 1.283
Estimated T.C.V: 231,274

(16) Porches/Decks

Area	Type
16	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1840 SF Floor Area = 1840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,840			
			Total:	228,267	143,810	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	29,817	18,785	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Exterior 1 Story			1	6,513	4,103	
Porches						
WCP (1 Story)			16	1,207	760	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	284,538	180,260	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 231,274

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		210,000	07/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2371 LONG POINT

Owner's Name/Address

WEBB JAMES T & PHYLLIS M
2371 LONG PT
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

WEBB JAMES T & PHYLIS M
2534 LONG MEADOW
TRENTON MI 48183

Tax Description

L-729 P-102 234 2371 LONG POINT DRIVE
48629LOT 11 EXC ELY 5FT MCDONALD POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/26/2002

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	85.00	150.00	1.0000	1.0000	3400	100		289,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	289,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	52	73	1,536
D/W/P: 3.5 Concrete	6.58	1833	48	5,789
Total Estimated Land Improvements True Cash Value =				7,325

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	144,500	163,400	307,900			167,755C
2024	136,000	156,100	292,100			162,711C
2023	119,000	126,200	245,200			154,963C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1562 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: BC
Effec. Age: 27
Floor Area: 1,578
Total Base New : 331,674 E.C.F.
Total Depr Cost: 242,122 X 1.283
Estimated T.C.V: 310,643

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
240	Composite

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1562 SF Floor Area = 1578 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,562		
1 Story	Siding	Overhang	16		
			Total:	248,898	181,695

Other Additions/Adjustments

Exterior			
Stone Veneer	76	3,545	2,588
Plumbing			
3 Fixture Bath	1	6,832	4,987
Garages			
Class: BC Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	33,933	24,771
Common Wall: 1 Wall	1	-3,117	-2,275
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	242	12,562	9,170
Water/Sewer			
Public Sewer	1	1,914	1,397
Water Well, 150 Feet	1	9,232	6,739
Fireplaces			
Interior 1 Story	1	6,916	5,049
Direct-Vented Gas	1	4,398	3,211
Porches			
CCP (1 Story)	24	1,449	1,058
Deck			
Composite	240	5,112	3,732

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEWMAN NANCY B	NEWMAN NANCY B [LE]	0	10/20/2022	QC	15-LADY BIRD	1182:2282	DEED	0.0
NEWMAN THOMAS E		0	10/02/2014	OTH	07-DEATH CERTIFICATE	1182:2281	OTHER	0.0
WALKER HOWARD L JR & LUCIL	NEWMAN THOMAS E & NANCY B	0	10/15/1984	WD	21-NOT USED/OTHER	0454:0379	PROPERTY TRANSFER	0.0

Property Address

2379 LONG POINT

Owner's Name/Address

NEWMAN NANCY B [LE]
31343 W WIND DR
FRASER MI 48026

Tax Description

L-425 P-101 234 LOT 12 EXC ELY 20FT THEREOF & ELY 5FT OFLOT 11 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/10/2024	PB24-0318	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1662	73	7,983
Total Estimated Land Improvements True Cash Value =				7,983

Work Description for Permit PB24-0318, Issued 09/10/2024: 220 SQUARE FOOT DECK
LAND USE 4658

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	90,600	192,600			113,537C
2024	96,000	81,400	177,400			104,543C
2023	84,000	65,800	149,800			99,565C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 992 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 32
Floor Area: 1,184
Total Base New : 188,274 E.C.F.
Total Depr Cost: 131,191 X 1.283
Estimated T.C.V: 168,318

(16) Porches/Decks

Area	Type
528	Treated Wood
90	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C -5 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 992 SF Floor Area = 1184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	224			
			Total:	141,565	96,250	
Other Additions/Adjustments						
Deck						
Treated Wood			528	7,830	7,752	*9
Treated Wood			90	2,423	2,399	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			728	26,368	17,930	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
			Totals:	188,274	131,191	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 168,318

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-012-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEGENER KAREN S	WEGENER KAREN S [LE]	0	12/23/2024	QC	15-LADY BIRD	1188:2689	DEED	0.0
BROWNING, RONALD & WEGENE	WEGENER KAREN S	0	01/06/2011	WD	21-NOT USED/OTHER	1100/2512	OTHER	50.0
BROWNING, HARLAND J & WILD	WEGENER, KAREN S	1	10/31/1995	QC	21-NOT USED/OTHER	709/397	OTHER	50.0
BROWNING, HARLAND J & WI	BROWNING, RONALD J	1	10/21/1995	QC	21-NOT USED/OTHER	709/396	OTHER	50.0

Property Address

2393 LONG POINT

Owner's Name/Address

WEGENER KAREN S [LE]
4022 MACKINAW RD
BAY CITY MI 48706

Tax Description

L-709 P-396-397 234 ELY 20 FT OF LOT 12
WLY 30 FT OF LOT 13 MC DONALD POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/31/2024	PB24-0259	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1640	73	7,374
D/W/P: 3.5 Concrete	6.16	90	73	404
Total Estimated Land Improvements True Cash Value =				7,778

Work Description for Permit PB24-0259, Issued 07/31/2024: REROOF WITH OUT PERMIT
OWNER SENT CHECK STATED THAT J. MEIGS DID WORK FAILURE TO PERMIT FEE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	119,100	204,100			104,281C
2024	80,000	114,000	194,000			101,146C
2023	70,000	91,200	161,200			96,330C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1188 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,188
Total Base New : 173,971 E.C.F.
Total Depr Cost: 126,999 X 1.283
Estimated T.C.V: 162,940

(16) Porches/Decks

Area	Type
60	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,188		
			Total:	155,593	113,583
Other Additions/Adjustments					
Porches					
CCP (1 Story)			60	1,777	1,297
Water/Sewer					
Public Sewer			1	1,494	1,091
Water Well, 150 Feet			1	8,594	6,274
Fireplaces					
Exterior 1 Story			1	6,513	4,754
			Totals:	173,971	126,999

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 162,940

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 288 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 288
Total Base New : 70,626 E.C.F.
Total Depr Cost: 48,027 X 1.283
Estimated T.C.V: 61,618

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 288 SF Floor Area = 288 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	288		
			Total:	36,604	24,892

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	19,637	13,353
Water/Sewer			
Public Sewer	1	1,326	902
Water Well, 150 Feet	1	8,359	5,684
Fireplaces			
Interior 1 Story	1	4,700	3,196
	Totals:	70,626	48,027

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 61,618

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEACH GERALD L & JODI K TR	CORWIN MICHAEL L JR & ELI2	410,000	09/07/2021	WD	03-ARM'S LENGTH	1178:416	PROPERTY TRANSFER	100.0
LEACH GERALD L & JODI K	LEACH GERALD L & JODI K TF	0	03/22/2015	WD	09-FAMILY	1148-1385	PROPERTY TRANSFER	0.0
MEYER JAMES M & DENISE J	LEACH GERALD L & JODI K	204,000	11/22/2013	WD	03-ARM'S LENGTH	1135/581	OTHER	100.0
SPAGNUOLO RALPH	MEYER, JAMES & DENISE	173,900	09/24/2010	OTH	21-NOT USED/OTHER		OTHER	100.0

Property Address

2403 LONG POINT

Owner's Name/Address

CORWIN MICHAEL L JR & ELIZABETH J
3714 MEADOW VIEW DR
DEXTER MI 48130

Tax Description

L-275 P-699 234 A PART OF LOT 13 MCDONALD POINT DESCRIBED AS BEG AT THE SELY COR OF SAID LOT 13 AND RUNNING TH WESTERLY ALONG THE ROAD LINE 40 FEET THENCE N18D14'W 275.5 FT TO THE N LINE OF SAID LOT; THENCE N60D08'E 50 FT TO THE CORNER OF LOTS 13 AND 14 THENCE S16D42'E ON LOT LINE 290.04 FEET TO THE POB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	04/20/2012	120048	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

MH 09/15/2021 DESK REVIE
CW 07/24/2019 INSPECTED
DMG 08/26/2013 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2204	48	6,961
Wood Frame	23.74	288	79	5,401
Total Estimated Land Improvements True Cash Value =				12,362

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	107,100	192,100			141,061C
2024	80,000	102,300	182,300			136,820C
2023	70,000	82,900	152,900			130,305C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1073 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,073
Total Base New : 206,156 E.C.F.
Total Depr Cost: 152,486 X 1.283
Estimated T.C.V: 195,640

(16) Porches/Decks

Area	Type
56	CPP
456	Treated Wood
30	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 546
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1073 SF Floor Area = 1073 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Brick	Crawl Space	1,073			
			Total:	149,711	110,786	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,438	
Porches						
CPP			56	1,323	979	
Deck						
Treated Wood			456	7,104	5,186	*7
Treated Wood			30	1,346	996	
Garages						
Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)						
Base Cost			546	29,036	21,487	
Common Wall: 1 Wall			1	-3,611	-2,672	
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
Fireplaces						
Exterior 1 Story			1	6,513	4,820	
			Totals:	206,156	152,486	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 195,640

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLFE KELLY & CRAIG	WOLFE CRAIG & KELLY TRUST	0	06/08/2019	WD	14-INTO/OUT OF TRUST	1171:2630	DEED	0.0
ANDREJACK GEORGE H &MARILY	WOLFE KELLY & CRAIG	375,000	05/17/2019	WD	03-ARM'S LENGTH	1169:1055	PROPERTY TRANSFER	100.0
ANDREJACK MARILYN R [LE]	ANDREJACK GEORGE H &MARILY	0	06/03/2018	WD	07-DEATH CERTIFICATE	1166:2038	OTHER	100.0
ANDREJACK MARILYN R	ANDREJACK MARILYN R [LE]	0	04/13/2018	QC	18-LIFE ESTATE	1165:1916	PROPERTY TRANSFER	0.0

Property Address

2413 LONG POINT

Owner's Name/Address

WOLFE CRAIG & KELLY TRUST
3324 W CURTIS RD
COLEMAN MI 48618

Tax Description

L-817 P-371 234 2413 LONG POINT DR 48629LOT 14 & W 10 FT OF LOT 15 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	95.00	150.00	1.0000	1.0000	3400	100		323,000
95 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	323,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	23	114
D/W/P: Asphalt Paving	3.10	3115	73	7,050
D/W/P: 3.5 Concrete	6.58	696	73	3,343
D/W/P: 3.5 Concrete	6.58	64	48	202
D/W/P: Patio Blocks	15.61	111	48	832
Wood Frame/Conc.	42.36	60	48	1,220
Total Estimated Land Improvements True Cash Value =				12,761

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	161,500	171,900	333,400			235,980C
2024	152,000	164,200	316,200			228,885C
2023	133,000	133,500	266,500			217,986C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2134 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 32
Floor Area: 2,134
Total Base New : 369,284 E.C.F.
Total Depr Cost: 251,930 X 1.283
Estimated T.C.V: 323,226

(16) Porches/Decks

Area	Type
240	CCP (1 Story)
48	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2134 SF Floor Area = 2134 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	2,134			
			Total:	285,511	194,163	
Other Additions/Adjustments						
Exterior						
Stone Veneer			36	1,367	930	
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Porches						
CCP (1 Story)			240	6,144	4,178	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			720	29,023	19,736	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			552	24,117	16,400	
Common Wall: 1 Wall			1	-2,686	-1,826	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Interior 1 Story			1	5,338	3,630	
Deck						
Composite			48	1,736	1,180	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONDE DEBORAH L	LALONDE DARREN R & DEBORAH	0	05/24/2019	QC	09-FAMILY	1169:1160	PROPERTY TRANSFER	0.0
JAGUSCH GERALD J & DOROTHY	LALONDE DEBORAH L	0	07/06/2018	QC	21-NOT USED/OTHER	1166:1619	PROPERTY TRANSFER	0.0
		193,000	08/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2425 LONG POINT

Owner's Name/Address

LALONDE DARREN R & DEBORAH L
49675 7 MILE RD
NORTHVILLE MI 48167

Tax Description

L-965 P-856 (L-954P-1379&L-774P-121) 234 2425 LONG POINT DRLOT 15 EXC W 10 FT THEREOF MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3378	73	16,226
Total Estimated Land Improvements True Cash Value =				16,226

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	208,200	327,200			177,690C
2024	112,000	199,300	311,300			172,348C
2023	98,000	162,000	260,000			164,141C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 1066 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 22
Floor Area: 2,516
Total Base New : 381,154 E.C.F.
Total Depr Cost: 305,228 X 1.283
Estimated T.C.V: 391,608

(16) Porches/Decks

Area	Type
20	CCP (1 Story)
451	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 494
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1786 SF Floor Area = 2516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Slab	1,066			*8
1 Story	Siding	Overhang	10			
			Total:	318,318	256,216	

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,624
Deck			
Treated Wood	451	7,054	5,502
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	494	22,378	17,455
Common Wall: 1 Wall	1	-2,686	-2,095
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	320	15,011	11,709
Water/Sewer			
Public Sewer	1	1,494	1,165
Water Well, 150 Feet	1	8,594	6,703
Fireplaces			
Interior 1 Story	1	5,338	4,164
Porches			
CCP (1 Story)	20	1,007	785
	Totals:	381,154	305,228

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 391,608

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZERBEL TOM & CHRIS	ZERBEL THOMAS E & CHRIS A	0	11/07/2024	QC	14-INTO/OUT OF TRUST	1188:2057	PROPERTY TRANSFER	0.0
BENNETT KEITH A & BARBARA	ZERBEL, TOM & CHRIS	180,000	01/02/2009	WD	21-NOT USED/OTHER	1079/1180	OTHER	100.0

Property Address

2441 LONG POINT

Owner's Name/Address

ZERBEL THOMAS E & CHRIS A TRUST
2441 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-533 P-86 234 LOT 16 - PART OF LOT 17 BEG AT SW COR THTH N8DEG59'W 283.8 FT TO SH OF LK TH S73 DEG45'24"E ALG SH 90.9 FT TH S4DEG59'30"E 252.52 FT TO NLY R/W OF LONG PT DR TH WLY ALG R/W & ARC OF 914.5 FT RAD CUR TOLT 65 FT TO POB MCDONALD POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/26/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	10/24/2011	-2401	COMPLETE
DEMO	11/05/2010	275	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED
DMG	11/29/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	55.00	150.00	1.0000	1.0000	3400	100		187,000
LV-OVER 60'	30.00	150.00	0.8993	1.0000	3400	100		91,730
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	278,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2535	73	12,176
D/W/P: 3.5 Concrete	6.58	1676	93	10,256
Total Estimated Land Improvements True Cash Value =				22,432

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	139,400	213,900	353,300			156,601C
2024	131,200	205,100	336,300			151,893C
2023	114,800	167,000	281,800	281,800M		144,660C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2011	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1316 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 12
Floor Area: 1,974
Total Base New : 351,410 E.C.F.
Total Depr Cost: 309,242 X 1.283
Estimated T.C.V: 396,757

(16) Porches/Decks

Area	Type
312	WCP (1 Story)
84	CCP (1 Story)
84	CPP
236	Treated Wood

(17) Garage

Year Built: 2011
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 2011
(11) Heating System: Forced Heat & Cool
Ground Area = 1316 SF Floor Area = 1974 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,316		
			Total:	229,947	202,354
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,088
Porches					
WCP (1 Story)			312	10,224	8,997
CCP (1 Story)			84	2,408	2,119
CPP			84	1,802	1,586
Deck					
Treated Wood			236	4,621	4,066
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			728	29,244	25,735
Storage Over Garage			364	5,001	4,401
Common Wall: 1 Wall			1	-2,686	-2,364
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Storage Over Garage			520	7,145	6,288
Base Cost			1040	44,970	39,574
Water/Sewer					
Public Sewer			1	1,494	1,315
Water Well, 150 Feet			1	8,594	7,563
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,520

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
2447 LONG POINT

Owner's Name/Address
SCHLITZ ROMAN W & BARBARA J 2447 LONG POINT DR HOUGHTON LAKE MI 48629

Tax Description
L-721 P-194 234 PART OF LOT 17 BEG AT SE COR TH WLY ALG LONG PT DR & ARC OF 914.5 FT RAD CUR TO LT 55 FT TH N4DEG59'30"W 252.52 FT TO SHOF LK TH S73DEG45'24"E ALG SH 80 FT TH S0DEG03'E 229.6 FT TO POB MCDONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/12/1996

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	06/11/2010	133	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/26/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	85.00	150.00	1.0000	1.0000	3400	100		289,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	289,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	834	73	4,006
D/W/P: 3.5 Concrete	6.58	140	73	672
Wood Frame	29.53	96	73	2,070
Total Estimated Land Improvements True Cash Value =				6,748

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	144,500	223,000	367,500			200,615C
2024	136,000	213,100	349,100			194,583C
2023	119,000	172,700	291,700			185,318C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1480 S.F.
Slab: 896 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 22
Floor Area: 2,852
Total Base New : 429,193 E.C.F.
Total Depr Cost: 335,182 X 1.283
Estimated T.C.V: 430,039

(16) Porches/Decks

Area	Type
72	WCP (1 Story)
432	Treated Wood
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2376 SF Floor Area = 2852 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Crawl Space	952		
1 Story	Pine Logs	Crawl Space	528		
1 Story	Siding	Slab	896		
			Total:	362,937	283,103
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			2	9,291	7,247
Porches					
WCP (1 Story)			72	3,982	3,106
Deck					
Treated Wood			432	6,860	5,351
Treated Wood			12	548	427
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			672	27,660	21,575
Common Wall: 1 Wall			1	-2,686	-2,095
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Fireplaces					
Exterior 1 Story			1	6,513	5,080
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,520 *8
			Totals:	429,193	335,182

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		350,000	06/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2457 LONG POINT

Owner's Name/Address

JUDD DALE W & BETTY A
2457 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-1027 P-1412 (L-696 P-338) 234 2457 LONG PT DR LOT 18 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 03/16/2011
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	08/20/2012	16512	COMPLETE
REMODEL	10/10/2011	229	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED
DMG	11/29/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	75.00	150.00	1.0000	1.0000	3400	100		255,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	255,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1788	88	10,353
D/W/P: 4in Ren. Conc.	8.18	520	88	3,744
Wood Frame	29.53	96	73	2,070
Total Estimated Land Improvements True Cash Value =				16,167

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	127,500	166,600	294,100			135,287C
2024	120,000	159,000	279,000			131,220C
2023	105,000	129,500	234,500			124,972C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2012

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1754 S.F.
Slab: 660 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 2,414
Total Base New : 380,840 E.C.F.
Total Depr Cost: 240,929 X 1.283
Estimated T.C.V: 309,112

(16) Porches/Decks

Area	Type
30	CCP (1 Story)
192	Treated Wood
371	Composite

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 925
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2414 SF Floor Area = 2414 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Brick	Crawl Space	1,754			
1 Story	Brick	Slab	660			
			Total:	306,069	192,824	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Porches						
CCP (1 Story)			30	992	625	
Deck						
Treated Wood			192	4,028	2,538	
Composite			371	6,518	4,106	
Garages						
Class: C Exterior: Brick Foundation: 42 Inch (Unfinished)						
Base Cost			925	41,597	26,206	
Common Wall: 1 Wall			1	-3,611	-2,275	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Exterior 1 Story			1	6,513	4,103	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	380,840	240,929	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 309,112

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEUMAN ANDY B JR & SANDRA	NEUMAN ANDY B JR & SANDRA	0	06/28/2021	WD	18-LIFE ESTATE	1178:354	PROPERTY TRANSFER	0.0

Property Address

2473 LONG POINT

Owner's Name/Address

NEUMAN ANDY B JR & SANDRA J [LE]
2473 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-696 P-346 & 349 234 LOT 19 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/09/2006
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	63.00	150.00	1.0000	1.0000	3400	100		214,200
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	214,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	251	46	1,802
D/W/P: Asphalt Paving	3.10	1463	46	2,086
D/W/P: 3.5 Concrete	6.58	6	46	18
Total Estimated Land Improvements True Cash Value =				3,906

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	107,100	102,100	209,200			109,896C
2024	100,800	97,200	198,000			106,592C
2023	88,200	78,500	166,700			101,517C

Who	When	What
MH	11/14/2017	INSPECTED
DMG	08/27/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1479 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 39
Floor Area: 1,479
Total Base New : 245,685 E.C.F.
Total Depr Cost: 151,484 X 1.283
Estimated T.C.V: 194,354

(16) Porches/Decks

Area	Type
112	Treated Wood
255	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C -5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1479 SF Floor Area = 1479 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,479			
			Total:	184,600	112,620	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,834	
Deck						
Treated Wood w/Roof (Deck Portion)			112	2,794	1,704	
Treated Wood w/Roof (Roof portion)			112	2,024	1,235	
Treated Wood			255	4,855	4,564	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	15,961	
Water/Sewer						
Public Sewer			1	1,494	911	
Water Well, 150 Feet			1	8,594	5,242	
Fireplaces						
Exterior 1 Story			1	6,513	3,973	
Local Cost Items						
STAND BY GENERATOR			1	4,000	2,440	
			Totals:	245,685	151,484	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 194,354

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARTLETT JOHN W & MURIEL M	SIMCOX JAMES A & CAROLYN I	290,000	06/02/2014	WD	03-ARM'S LENGTH	1140/1069	OTHER	100.0

Property Address

2485 LONG POINT

Owner's Name/Address

SIMCOX JAMES A & CAROLYN L
P O BOX 464
HOUGHTON LAKE MI 48629

Tax Description

L-321 P-498 234 LOT 20 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 06/08/2014
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	05/25/2017	PB16-0115	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	63.00	150.00	1.0000	1.0000	3400	100		214,200
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	214,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1371	88	7,938
Total Estimated Land Improvements True Cash Value =				7,938

Work Description for Permit PB16-0115, Issued 05/25/2017: ATTACHED 1 STY GARAGE, DECK.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	107,100	165,900	273,000			156,413C
2024	100,800	158,500	259,300			151,710C
2023	88,200	128,500	216,700			144,486C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 784 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 2,128
Total Base New : 328,098 E.C.F.
Total Depr Cost: 246,574 X 1.283
Estimated T.C.V: 316,354

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
334	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 93
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2128 SF Floor Area = 2128 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,344			
1 Story	Siding	Slab	160			
1 Story	Siding	Slab	624			
			Total:	263,840	192,603	
Other Additions/Adjustments						
Exterior						
Stone Veneer			48	1,822	1,330	
Plumbing						
3 Fixture Bath			1	4,646	3,392	
Porches						
CCP (1 Story)			96	2,708	1,977	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			840	32,306	30,045	*9
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
Fireplaces						
Prefab 1 Story			1	2,592	1,892	
Deck						
Composite			334	6,096	4,450	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	328,098	246,574	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARKER RICHARD A & PHYLLIS	RIVARD MARK & KAREN	325,000	11/05/2020	WD	03-ARM'S LENGTH	1174:1473	PROPERTY TRANSFER	100.0

Property Address

2497 LONG POINT

Owner's Name/Address

RIVARD MARK & KAREN
10891 MARCELLO LN
WHITMORE LAKE MI 48189

Tax Description

L-633 P-591 234 LOT 21 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/03/2024	PB24-0213	COMPLETE
Res. Add/Alter/Repair	03/21/2022	PB22-0040	COMPLETE
Res. Add/Alter/Repair	04/16/2021	PB21-0097	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	63.00	150.00	1.0000	1.0000	3400	100		214,200
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	214,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1134	73	2,566
D/W/P: Brick on Sand	18.02	303	73	3,986
Total Estimated Land Improvements True Cash Value =				6,552

Work Description for Permit PB24-0213, Issued 07/03/2024: RESIDENTIAL DECK OF 456 SQUARE FEET. 30 X 12 & 12 X 8. LAKE TOWNSHIP LAND USE DATED 6/8/24 #4673.
Work Description for Permit PB22-0040, Issued 03/21/2022: 10 x 24 = 240 TOTAL SQ FT 2ND STORY REMODEL-ADDITION OF DORMERS; LAKE TOWNSHIP LAND USE PERMIT #4475
Work Description for Permit PB21-0097, Issued 04/16/2021: REMOVE AND REPLACE ONE STORY RESIDENTIAL CLOSED PORCH. 10 X 20 = 200 SQUARE FEET. LAKE TOWNSHIP DEMO LAND USE DATED 1/4/21 #004373. LAKE TOWNSHIP LAND USE DATED 4/5/21 #004388. ROSCOMMON SOIL EROSION DATED 4/6/21.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	107,100	154,500	261,600			181,202C
2024	100,800	144,500	245,300			170,677C
2023	88,200	115,700	203,900			162,550C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 829 S.F.
Slab: 200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,366
Total Base New : 202,020 E.C.F.
Total Depr Cost: 156,330 X 1.283
Estimated T.C.V: 200,571

(16) Porches/Decks

Area	Type
368	Composite
99	Composite
80	Roof Cover Onl
66	Roof Cover Onl
32	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1029 SF Floor Area = 1366 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	675			
1 Story	Siding	Crawl Space	154			
1 Story	Siding	Slab	200			*9
			Total:	168,829	129,028	

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	3,392	
Balcony				
Wood Balcony	32	1,304	952	
Water/Sewer				
Public Sewer	1	1,494	1,091	
Water Well, 150 Feet	1	8,594	6,274	
Fireplaces				
Interior 1 Story	1	5,338	3,897	
Deck				
Composite	368	6,484	6,419	*9
Composite	99	2,551	2,525	*9
w/Roof (Roof portion)	80	1,509	1,494	
w/Roof (Roof portion)	66	1,271	1,258	
	Totals:	202,020	156,330	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 200,571

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many Avg. Few	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 576
Total Base New : 92,379 E.C.F.
Total Depr Cost: 73,903 X 1.283
Estimated T.C.V: 94,818

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.75 Story	Siding	Overhang	768		
			Total:	51,986	41,589

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)

Base Cost	768	30,305	24,244
Water/Sewer			
Public Sewer	1	1,494	1,195
Water Well, 150 Feet	1	8,594	6,875
Totals:		92,379	73,903

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 94,818

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESELTINE GERALD L & BARBA	MURPHY JAMES L & KATHLEEN	205,000	10/31/2013	WD	03-ARM'S LENGTH	1134/1885	OTHER	100.0

Property Address

2511 LONG POINT

Owner's Name/Address

MURPHY JAMES L & KATHLEEN
685 RAMBLING DR
SAGINAW MI 48609

Tax Description

L-252 P-64 234 LOT 22 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/17/2024	PB24-0317	OPEN PARTI

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	63.00	150.00	1.0000	1.0000	3400	100		214,200
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	214,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	165	73	793
D/W/P: Asphalt Paving	3.10	882	73	1,996
Total Estimated Land Improvements True Cash Value =				2,789

Work Description for Permit PB24-0317, Issued 09/17/2024: 11 x 11 = 122 SQUARE FEET SUNROOM. ROSCOMMON COUNTY LAND USE DATED 7/31/24 #4690. ROSCOMMON SOIL EROSION DATED 8/28/24 #4370.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	107,100	98,400	205,500			125,589C
2024	100,800	86,600	187,400			114,733C
2023	88,200	69,600	157,800			109,270C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 961 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,403
Total Base New : 217,612 E.C.F.
Total Depr Cost: 147,057 X 1.283
Estimated T.C.V: 188,674

(16) Porches/Decks

Area	Type
140	Treated Wood
28	Treated Wood
165	Roof Cover Onl
112	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 961 SF Floor Area = 1403 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	840			
1 Story	Siding	Crawl Space	121			*5
1 Story	Siding	Overhang	22			
			Total:	165,134	110,485	

Other Additions/Adjustments			
Deck			
Treated Wood	140	3,279	2,230
Treated Wood	28	1,284	873
w/Roof (Roof portion)	165	2,863	2,834
Balcony			
Wood Balcony, Roof	112	6,430	4,372
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	616	25,983	17,668
Water/Sewer			
Public Sewer	1	1,494	1,016
Water Well, 150 Feet	1	8,594	5,844
Fireplaces			
Wood Stove	1	2,551	1,735
	Totals:	217,612	147,057

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 188,674

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-410-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICKENS DAVID M & PATRICIA	WEBB BETH	230,000	12/12/2014	WD	03-ARM'S LENGTH	1145-2070	PROPERTY TRANSFER	100.0
		323,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

2523 LONG POINT

Owner's Name/Address

WEBB BETH
1654 DOUGLAS
TRENTON MI 48183

Tax Description

L-1013 P-286 (L-622 P-402) 234 LOT 23 MC DONALD POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/24/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	62.00	150.00	1.0000	1.0000	3400	100		210,800
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	210,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1412	73	6,782
D/W/P: 3.5 Concrete	6.58	9	73	43
Wood Frame	28.33	112	68	2,158
Total Estimated Land Improvements True Cash Value =				8,983

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	105,400	107,100	212,500			136,228C
2024	99,200	102,200	201,400			132,132C
2023	86,800	82,700	169,500			125,840C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1476 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,476
Total Base New : 228,260 E.C.F.
Total Depr Cost: 155,217 X 1.283
Estimated T.C.V: 199,143

(16) Porches/Decks

Area	Type
12	CCP (1 Story)
28	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1476 SF Floor Area = 1476 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,476		
			Total:	188,332	128,066
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
CPP			28	790	537
CCP (1 Story)			12	604	411
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	18,462	12,554
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Interior 1 Story			1	5,338	3,630
			Totals:	228,260	155,217

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 199,143

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BECKER FRED J & NANA E	SHUSTER RYAN H & LAURIE E	70,000	09/29/2015	WD	03-ARM'S LENGTH	1154-1535	PROPERTY TRANSFER	100.0

Property Address

3242 LONGPOINT

Owner's Name/Address

SHUSTER RYAN H & LAURIE E
4108 W HIBBARD RD
OWOSSO MI 48867-9279

Tax Description

L-606 P-680 234 3242 LONG POINT DRIVE
48629LOT 1 MOCKINGBIRD HILL

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	62.00	120.50	1.0000	0.8963	675	100		37,510
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
64 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	45,210

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1119	75	5,170
Total Estimated Land Improvements True Cash Value =				5,170

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	22,600	41,700	64,300			30,584C
2024	17,500	39,500	57,000			29,665C
2023	14,300	34,600	48,900			28,253C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 922 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 922
Total Base New : 148,817 E.C.F.
Total Depr Cost: 91,296 X 0.833
Estimated T.C.V: 76,050

(16) Porches/Decks

Area	Type
231	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 520
% Good: 82
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 922 SF Floor Area = 922 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	922			
			Total:	112,952	65,512	
Other Additions/Adjustments						
Porches						
CCP (1 Story)			231	5,422	3,145	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			520	20,758	17,022	*8
Water/Sewer						
Public Sewer			1	1,326	769	
Water Well, 150 Feet			1	8,359	4,848	
			Totals:	148,817	91,296	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 76,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SZIRAKI MICHAEL & LOIS J	SZIRAKI MICHAEL & LOIS J	0	08/31/2021	QC	15-LADY BIRD	1178:495	DEED	0.0
SZIRAKI MICHAEL & LOIS J T	SZIRAKI MICHAEL & LOIS J	0	08/30/2021	QC	14-INTO/OUT OF TRUST	1178:496	PROPERTY TRANSFER	0.0

Property Address

LONG POINT DR

Owner's Name/Address

SZIRAKI MICHAEL & LOIS J [LE]
2231 SYRACUSE
DEARBORN MI 48124

Tax Description

L-963 P-953 (L-508 P-459) 234 LOT 2 MOCKINGBIRD HILL.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	62.00	140.00	1.0000	0.9661	675	100		40,431
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
64 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	48,131

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	504	11	993
Wood Frame	17.91	504	11	993
Total Estimated Land Improvements True Cash Value =				1,986

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	24,100	1,000	25,100			3,870C
2024	18,600	900	19,500			3,754C
2023	15,200	800	16,000			3,576C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SZIRAKI MICHAEL & LOIS J	SZIRAKI MICHAEL & LOIS J	0	08/31/2021	QC	15-LADY BIRD	1178:495	DEED	0.0
SZIRAKI MICHAEL & LOIS J T	SZIRAKI MICHAEL & LOIS J	0	08/30/2021	QC	14-INTO/OUT OF TRUST	1178:496	PROPERTY TRANSFER	0.0

Property Address

119 WOODWORTH

Owner's Name/Address

SZIRAKI MICHAEL & LOIS J [LE]
2231 SYRACUSE
DEARBORN MI 48124

Tax Description

234 L-963 P-954 LOT 3 MOCKINGBIRD HILL.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	124.00	0.9575	0.9626	200	100		11,060
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
62 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	18,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	320	50	985
Wood Frame	24.60	128	25	787
Total Estimated Land Improvements True Cash Value =				1,772

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,400	4,800	14,200			6,589C
2024	7,800	4,500	12,300			6,391C
2023	7,300	4,200	11,500			6,087C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 0
Total Base New : 17,547 E.C.F.
Total Depr Cost: 9,535 X 0.813
Estimated T.C.V: 7,752

(16) Porches/Decks

Area	Type
336	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 448
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			448	10,721	6,969
Fireplaces					
Wood Stove			1	2,149	1,397
Deck					
w/Roof (Roof portion)			336	4,677	1,169
			Totals:	17,547	9,535

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 7,752

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SZIRAKI MICHAEL & LOIS J T	SZIRAKI MICHAEL & LOIS J	0	08/31/2021	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0
SZIRAKI MICHAEL & LOIS J	SZIRAKI MICHAEL & LOIS J	0	08/31/2021	QC	15-LADY BIRD	1178:495	DEED	0.0

Property Address

119 WOODWORTH

Owner's Name/Address

SZIRAKI MICHAEL & LOIS J [LE]
2231 SYRACUSE
DEARBORN MI 48124

Tax Description

234 L-963 P-955 LOT 4 MOCKINGBIRD HILL.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	124.00	0.9575	0.9626	200	100		11,060
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
62 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	18,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	880	50	2,710
D/W/P: 3.5 Concrete	6.16	32	50	98
Total Estimated Land Improvements True Cash Value =				2,808

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,400	39,300	48,700			28,817C
2024	7,800	36,600	44,400			27,951C
2023	7,300	32,500	39,800			26,620C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,120
Total Base New : 143,697 E.C.F.
Total Depr Cost: 90,529 X 0.813
Estimated T.C.V: 73,600

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
32	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	130,094	81,959
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Wood Stove			1	2,149	1,354
Porches					
CCP (1 Story)			24	1,131	713
Deck					
w/Roof (Roof portion)			32	638	402
			Totals:	143,697	90,529

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 73,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMOND JOHN & SHARON	DUMOND JOHN L & SHARON K T	0	05/04/2021	QC	14-INTO/OUT OF TRUST	1176:2190	DEED	0.0

Property Address

117 WOODWORTH

Owner's Name/Address

DUMOND JOHN L & SHARON K TRUST
4560 N CANAL
DIMONDALE MI 48821

Tax Description

L-651 P-500 234 LOT 5 MOCKINGBIRD HILL.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	10/28/2008	PB08-0328	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	124.00	0.9575	0.9626	200	100		11,060
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
62 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	18,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1852	50	5,704
Wood Frame	23.41	160	75	2,809
Total Estimated Land Improvements True Cash Value =				8,513

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,400	50,800	60,200			32,861C
2024	7,800	47,500	55,300			31,873C
2023	7,300	42,400	49,700			30,356C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,440
Total Base New : 171,917 E.C.F.
Total Depr Cost: 111,243 X 0.813
Estimated T.C.V: 90,441

(16) Porches/Decks

Area	Type
28	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,440			
			Total:	156,275	101,579	
Other Additions/Adjustments						
Deck						
Treated Wood			28	1,257	314	*2
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
Fireplaces						
Interior 1 Story			1	4,700	3,055	
			Totals:	171,917	111,243	

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 90,441

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUMOND JOHN & SHARON	DUMOND JOHN L & SHARON K T	0	05/04/2021	QC	14-INTO/OUT OF TRUST	1176:2191	DEED	0.0

Property Address

WOODWORTH

Owner's Name/Address

DUMOND JOHN L & SHARON K TRUST
4560 N CANAL
DIMONDALE MI 48821

Tax Description

L-512 P-162 234 LOT 6 MOCKINGBIRD HILL.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	124.00	0.9575	0.9626	200	100		11,060
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
62 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	18,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	457	50	1,407
Total Estimated Land Improvements True Cash Value =				1,407

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,400	10,300	19,700			8,320C
2024	7,800	9,600	17,400			8,070C
2023	7,300	8,800	16,100			7,686C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 0
Total Base New : 35,903 E.C.F.
Total Depr Cost: 23,337 X 0.813
Estimated T.C.V: 18,973

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 995
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			995	33,352	21,679
Fireplaces					
Wood Stove			1	2,551	1,658
			Totals:	35,903	23,337

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 18,973

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

113 WOODWORTH

Owner's Name/Address

DUMOND JOHN & SHARON
4560 N CANAL
DIMONDALE MI 48821

Tax Description

L-545 P-176 234 LOT 7 MOCKINGBIRD HILL.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	124.00	0.9575	0.9626	200	100		11,060
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
62 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	18,760

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,400	3,400	12,800			6,705C
2024	7,800	3,200	11,000			6,504C
2023	7,300	2,900	10,200			6,195C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 40
Floor Area: 0
Total Base New : 13,826 E.C.F.
Total Depr Cost: 8,296 X 0.813
Estimated T.C.V: 6,745

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	13,826	8,296
			Totals:	13,826	8,296

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 6,745

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
VACANT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
GRETTENBERGER DEVELOPMENT CO C/O GRETTENBERGER JOHN 4518 AURELIUS RD LANSING MI 48910	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	124.00	240.00	0.7570	1.0986	200	100		20,624
OFF LAKE G3	75.00	152.00	0.7570	1.0027	200	100		11,385
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
201 Actual Front Feet, 0.94 Total Acres							Total Est. Land Value =	39,709

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

234 L-581 P-59 & 60 LOTS 8 TO 12 INCL MOCKINGBIRD HILL.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	19,900	0	19,900			1,391C
2024	15,600	0	15,600			1,350C
2023	15,200	0	15,200			1,286C

Who	When	What
AA	09/19/2022	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

GRETTENBERGER DEVELOPMENT CO
C/O GRETTENBERGER JOHN
4518 AURELIUS RD
LANSING MI 48910

Tax Description

234 L-581 P-59 & 60 GRETTENBERGER PARK MOCKINGBIRD HILL PARK VALUE INCL WITH OTHER LOTS

Comments/Influences

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Class: RESIDENTIAL-COMMON Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: ASSESSED WITH OTHERS

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
AA	09/19/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	21.40	168.00	1.0000	1.0229	3400	100		74,428
21 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	74,428

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
VACANT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
GRETTENBERGER DEVELOPMENT CO C/O GRETTENBERGER JOHN 4518 AURELIUS RD LANSING MI 48910	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
QT	03/30/2018	INSPECTED

Tax Description

L-552 P-571 234 LOT 13 MOCKINGBIRD HILL

Comments/Influences

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Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	70.00	152.00	0.9293	1.0027	200	100		13,045
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
72 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	20,745

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	0	10,400			1,391C
2024	8,500	0	8,500			1,350C
2023	8,100	0	8,100			1,286C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-420-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
VACANT

Owner's Name/Address
GRETTENBERGER DEVELOPMENT CO C/O GRETTENBERGER JOHN 4518 AURELIUS RD LANSING MI 48910

Tax Description
234 L-581 P-59 & 60 LOTS 14 & 15 MOCKINGBIRD HILL

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
QT	03/30/2018	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	140.00	152.00	0.8114	1.0027	200	100		22,780
4004 LAKEVIEW	2.14	168.00	1.0000	1.0583	3400	100		7,700
142 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	30,480

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	15,200	0	15,200			3,039C
2024	12,200	0	12,200			2,948C
2023	11,700	0	11,700			2,808C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-426-000-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILL DAVID W & PATRICIA L	VALERI LISA	135,000	09/22/2023	WD	21-NOT USED/OTHER	1185:1367	PROPERTY TRANSFER	16.0
WALLER BRYAN R	BELTMAN BRIAN & TAMI J	90,000	05/12/2023	WD	21-NOT USED/OTHER	1184:762	PROPERTY TRANSFER	16.0
BUNNING KATHLEEN S TRUST	BELTMAN BRIAN & TAMI J	148,500	07/24/2020	WD	21-NOT USED/OTHER	1173:836	PROPERTY TRANSFER	26.0
PETERSON CHRISTOPHER M & N	WALLER BRYAN & PENNY	0	09/12/2019	WD	21-NOT USED/OTHER	1170:1389	PROPERTY TRANSFER	16.0

Property Address

WEST SHORE DR

Owner's Name/Address

NORTHWOOD BAY CONDOMINIUMS
C/O BELTMAN TAMI
2413 OAK FOREST DR
HOLLAND MI 49424

Tax Description

L-638 P-609-631 PART OF LOT 16 & 17 WADES LANDING & PARTOF LOT 1 WADES LANDING NO 2 COM AT NE COR OF SEC 16 TH S1DEG51'51"E 1758.24FT TO POB TH S49DEG42'23"E 19.39 FT TO SH OF LK TH S 40DEG32'36"W ALG SH 83.5FT TH SWLY COR OF LOT 17 TH N48DEG14'29"W 211.82FT TH N45DEG16'50"W 108.15FT TO R/W OF CO RD TH N36DEG13'32"E 23.5FT TH N33DEG49'27"E 40.93FT TH S48DEG 03'25E 215.85FT TH N36DEG14'34"E 11.87FT TH S49DEG42'23"E 91.91FT TO POB PAR B WADES LANDING & WADES LANDING NO 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	08/13/2012	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	84.00	150.00	1.0000	1.0000	3400	100		285,600
84 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	285,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	142,800	0	142,800			107,070C
2024	134,400	0	134,400			103,851C
2023	117,600	0	117,600			85,216C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-426-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RESIDENTIAL PROPERTY RENTA	WILLIAMS JAMES C & KELLY D	95,000	05/13/2021	WD	16-LC PAYOFF	1176:2209	DEED	0.0
RESIDENTIAL PROPERTY RENTA	WILLIAMS JAMES C & KELLY D	95,000	03/19/2018	LC	03-ARM'S LENGTH	1165:1095	PROPERTY TRANSFER	100.0
		108,000	08/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12926 WEST SHORE DR

Owner's Name/Address

WILLIAMS JAMES C & KELLY D
218 20 MILE RD
BARRYTON MI 49305

Tax Description

L-988 P-1378 (L-940P-2175&L-722 P-282)
234 12926 W SHORE DR UNIT # 1 NORTHWOOD BAY CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/21/2020	PB20-0250	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
QT	11/05/2018	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Work Description for Permit PB20-0250, Issued 08/21/2020: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	37,600	37,600			20,846C
2024	0	36,700	36,700			20,220C
2023	0	28,300	28,300			19,258C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 568 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 33
Floor Area: 568
Total Base New : 84,342 E.C.F.
Total Depr Cost: 57,717 X 1.283
Estimated T.C.V: 74,051

(16) Porches/Decks

Area	Type
216	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 568 SF Floor Area = 568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	568			
			Total:	70,341	47,128	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	888	
Water Well, 150 Feet			1	8,359	5,601	
Deck						
Composite			216	4,316	4,100	*9
			Totals:	84,342	57,717	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 74,051

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-426-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNNING KATHLEEN S	BELTMAN BRIAN & TAMI J	148,500	07/24/2020	WD	21-NOT USED/OTHER	1173:836	PROPERTY TRANSFER	100.0
SPRYSZAK THADDEUS J &GENEV	GUNNING, KATHLEEN S. TRUS	0	08/24/2007	WD	21-NOT USED/OTHER	1065/627	OTHER	0.0

Property Address

12930 WEST SHORE DR

Owner's Name/Address

BELTMAN BRIAN & TAMI J
2413 OAK FOREST DR
HOLLAND MI 49424

Tax Description

L-898 P-230 (L-798 P-23) 234 UNIT # 2 NORTHWOOD BAY CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	39,000	39,000			24,304C
2024	0	38,100	38,100			23,574C
2023	0	29,300	29,300			22,452C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 568 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 568
Total Base New : 84,342 E.C.F.
Total Depr Cost: 59,901 X 1.283
Estimated T.C.V: 76,852

(16) Porches/Decks

Area	Type
216	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 568 SF Floor Area = 568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	568			
			Total:	70,341	49,238	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	928	
Water Well, 150 Feet			1	8,359	5,851	
Deck						
Composite			216	4,316	3,884	*9
			Totals:	84,342	59,901	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 76,852

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-426-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DERBABIAN DEBRA A		0	03/03/2019	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0
DERBABIAN ROSE	DERBABIAN DEBBIE ANN	0	02/09/2009	WD	09-FAMILY	1080/496	OTHER	0.0
DERBABIAN ROSE	DERBABIAN ROSE & DERBABIAN	0	01/29/2003	QC	09-FAMILY	0972:98	DEED	0.0

Property Address

12928 WEST SHORE DR #C

Owner's Name/Address

DERBABIAN ROSE & DERBABIAN DAVID A
12863 BRODICK CT
JACKSONVILLE FL 32224--561

Tax Description

L-972 P-98 (L-892P-260&L-677 P-187) 234 UNIT # 3 NORTHWOOD BAY CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	28	50	86
Wood Frame	34.90	8	25	70
Total Estimated Land Improvements True Cash Value =				156

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	25,400	25,400			9,707C
2024	0	24,300	24,300			9,416C
2023	0	18,800	18,800			8,968C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 348 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 348
Total Base New : 55,603 E.C.F.
Total Depr Cost: 38,922 X 1.283
Estimated T.C.V: 49,937

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 348 SF Floor Area = 348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	348		
			Total:	45,918	32,143
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
			Totals:	55,603	38,922

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 49,937

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-426-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALLER BRYAN R [LE]	BELTMAN BRIAN & TAMI J	90,000	05/12/2023	WD	03-ARM'S LENGTH	1184:762	PROPERTY TRANSFER	100.0
WALLER BRYAN	WALLER BRYAN R [LE]	0	11/01/2022	QC	15-LADY BIRD	1182:2113	DEED	0.0
WALLER PENNY	WALLER BRYAN	0	09/08/2022	QC	06-COURT JUDGEMENT	1182:1227	DEED	0.0
PETERSON CHRISTOPHER M & N	WALLER BRYAN & PENNY	57,500	09/12/2019	WD	21-NOT USED/OTHER	1170:1389	PROPERTY TRANSFER	100.0

Property Address

12928 WEST SHORE DR #B

Owner's Name/Address

BELTMAN BRIAN & TAMI J
2413 OAK FOREST DR
HOLLAND MI 49424

Tax Description

L-963 P-2402 (L-821 P-577&588) 234 12928 W SHORE DR UNIT # 4 NORTHWOOD BAY CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	75	1,497
Total Estimated Land Improvements True Cash Value =				1,497

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	22,600	22,600			22,372C
2024	0	21,700	21,700			21,700S
2023	0	17,700	17,700			17,486C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 348 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 348
Total Base New : 48,038 E.C.F.
Total Depr Cost: 33,627 X 1.283
Estimated T.C.V: 43,143

(16) Porches/Decks

Area	Type
108	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 348 SF Floor Area = 348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	348		
			Total:	45,918	32,143
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	928
Porches					
4in Concrete			108	794	556
			Totals:	48,038	33,627

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 43,143

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-426-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILL DAVID W & PATRICIA L	VALERI LISA	135,000	09/22/2023	WD	03-ARM'S LENGTH	1185:1367	PROPERTY TRANSFER	100.0
GILL DAVID & BONACCI MARY	GILL DAVID W & PATRICIA L	0	09/14/2022	QC	14-INTO/OUT OF TRUST	1182:1764	PROPERTY TRANSFER	0.0
GILL DAVID & BONACCI MARY	GILL DAVID & BONACCI MARY	0	06/26/2019	QC	21-NOT USED/OTHER	1169:2370	PROPERTY TRANSFER	0.0
OLSEN BRADLEY R & REBECCA	GILL DAVID & BONACCI MARY	54,500	08/26/2016	WD	21-NOT USED/OTHER	1160-0311	PROPERTY TRANSFER	100.0

Property Address

12928 WEST SHORE DR #A

Owner's Name/Address

VALERI LISA
12928 WEST SHORE DR UNIT A
HOUGHTON LAKE MI 48629

Tax Description

L-942 P-910 (L-721 P-698) 234 12928 W SHORE DR UNIT # 5 NORTHWOOD BAY CODOMINIUMS

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/22/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	06/30/2014	143	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	75	1,723
Wood Frame	34.90	24	75	628
Total Estimated Land Improvements True Cash Value =				2,351

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	22,900	22,900			22,578C
2024	0	21,900	21,900			21,900S
2023	0	18,000	18,000			15,689C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 348 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 348
Total Base New : 48,075 E.C.F.
Total Depr Cost: 33,331 X 1.283
Estimated T.C.V: 42,764

(16) Porches/Decks

Area	Type
172	4in Concrete
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 348 SF Floor Area = 348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	348			
			Total:	44,770	31,339	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	928	
Porches						
4in Concrete			172	1,264	885	
Deck						
Treated Wood			16	715	179	*2
			Totals:	48,075	33,331	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 42,764

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRANDT RICHARD & CRISTY M	ROSEVEAR JOHN	460,000	10/07/2022	WD	19-MULTI PARCEL ARM'S LEN	1182:1483	PROPERTY TRANSFER	100.0

Property Address
3145 LONG POINT

Owner's Name/Address
ROSEVEAR JOHN
3145 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description
L-719 P-500 234 LOT 1 & NE'LY 20 FT OF LOT 2 NORTH BAY SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/07/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	04/15/2019	PB19-0044	COMPLETE

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
KH	10/30/2019	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	84	73	404
D/W/P: 3.5 Concrete	6.58	1379	73	6,624
D/W/P: Patio Blocks	15.61	113	48	847
Total Estimated Land Improvements True Cash Value =				7,875

Work Description for Permit PB19-0044, Issued 04/15/2019: 15X20 ROOF OVER EXISTING DECK, LAKE SIDE OF DWELLING. PERMIT STATES "EXISTING DECK IS TO BE REMOVED"?

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	149,100	251,100			215,752C
2024	96,000	142,500	238,500			209,265C
2023	84,000	115,300	199,300			199,300S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1598 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
1	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,598
Total Base New : 275,028 E.C.F.
Total Depr Cost: 220,645 X 1.283
Estimated T.C.V: 283,088

(16) Porches/Decks

Area	Type
20	CCP (1 Story)
228	Treated Wood
300	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 380
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1598 SF Floor Area = 1598 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,598		
			Total:	222,051	177,661
Other Additions/Adjustments					
Exterior					
Brick Veneer			162	2,785	2,228
Plumbing					
3 Fixture Bath			1	4,646	3,717
Deck					
Treated Wood			228	4,519	3,615
w/Roof (Roof portion)			300	4,632	4,308
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			380	16,747	13,398
Common Wall: 2 Wall			1	-4,439	-3,551
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Fireplaces					
Interior 1 Story			1	5,338	4,270
Two Sided			1	7,654	6,123
Porches					
CCP (1 Story)			20	1,007	806
			Totals:	275,028	220,645

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 283,088

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAASE SUSAN & ASHCRAFT DEB	GUCK DENNIS & CHERYL	415,000	09/12/2022	WD	19-MULTI PARCEL ARM'S LEN	1182:840	PROPERTY TRANSFER	100.0
HAASE RICHARD E & LORAINE	HAASE, SUSAN & ASHCRAFT, I	0	08/07/2010	OTH	08-ESTATE	1096/100	OTHER	100.0

Property Address

3139 LONG POINT

Owner's Name/Address

GUCK DENNIS & CHERYL
3139 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-473 P-156 234 SW'LY 20 FT OF LOT 2 & LOT 3 NORTH BAY SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/01/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/24/2023	PB23-0103	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2256	75	11,133
Total Estimated Land Improvements True Cash Value =				11,133

Work Description for Permit PB23-0103, Issued 04/24/2023: ENCAPSULATE CRAWL SPACE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	114,300	216,300			186,956C
2024	96,000	109,400	205,400			181,335C
2023	84,000	88,700	172,700			172,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1324 S.F.
Slab: 168 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,492
Total Base New : 242,695 E.C.F.
Total Depr Cost: 165,033 X 1.283
Estimated T.C.V: 211,737

(16) Porches/Decks

Area	Type
20	CCP (1 Story)
296	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 462
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1492 SF Floor Area = 1492 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,324		
1 Story	Siding	Slab	168		
			Total:	195,113	132,678

Other Additions/Adjustments

Exterior			
Brick Veneer	152	2,613	1,777
Plumbing			
2 Fixture Bath	1	3,108	2,113
Deck			
Treated Wood	296	5,352	3,639
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	462	23,340	15,871
Common Wall: 2 Wall	1	-4,439	-3,019
Water/Sewer			
Public Sewer	1	1,494	1,016
Water Well, 150 Feet	1	8,594	5,844
Fireplaces			
Exterior 1 Story	1	6,513	4,429
Porches			
CCP (1 Story)	20	1,007	685
	Totals:	242,695	165,033

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 211,737

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-004-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMMOND MARILYN J ESTATE	HAMMOND RUSSELL H	0	02/01/2023	OTH	09-FAMILY	1187:499	DEED	0.0
HAMMOND MARILYN J		0	10/30/2022	OTH	07-DEATH CERTIFICATE	1183:1350	OTHER	0.0
HAMMOND JACK R		0	02/15/2002	OTH	07-DEATH CERTIFICATE	1183:1351	OTHER	0.0

Property Address
3113 LONG POINT

Owner's Name/Address
HAMMOND RUSSELL H
39 FERGUSON ST
GRAND LEDGE MI 48837

Tax Description
L-546 P-121 234 LOT 4-5 & 6 NORTH BAY SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	120.00	150.00	1.0000	1.0000	3400	100		408,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	408,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2120	75	10,462
Total Estimated Land Improvements True Cash Value =				10,462

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	204,000	102,900	306,900			184,632C
2024	192,000	98,400	290,400			179,081C
2023	168,000	79,800	247,800			170,554C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1408 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,408
Total Base New : 235,005 E.C.F.
Total Depr Cost: 148,052 X 1.283
Estimated T.C.V: 189,951

(16) Porches/Decks

Area	Type
372	Treated Wood
63	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1408 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,408		
			Total:	186,090	117,237
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,108	1,958
Deck					
Treated Wood			372	6,224	3,921
Treated Wood			63	2,010	1,266
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	13,212
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	235,005	148,052

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 189,951

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER CHRISTOPHER M & KARE	MEYER CHRISTOPHER M & KARE	0	03/13/2025	QC	15-LADY BIRD	1189:1338	PROPERTY TRANSFER	0.0
GRECH FRANK X & BEVERLY A	MEYER CHRISTOPHER M & KARE	259,900	06/26/2015	WD	03-ARM'S LENGTH	1151-248	PROPERTY TRANSFER	100.0

Property Address

3105 LONG POINT

Owner's Name/Address

MEYER CHRISTOPHER M & KAREN L [LE]
13982 REDWOOD DR
SHELBY TOWNSHIP MI 48315

Tax Description

L-597 P-291 234 LOT 7 - NELY 25 FT OF LOT 8 NORTH BAY SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/03/2022	PB22-0419	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/29/2022	INSPECTED
QT	11/03/2022	INSPECTED
AA	09/21/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1252	75	6,178
D/W/P: 5in Ren. Conc.	8.94	236	90	1,899
Total Estimated Land Improvements True Cash Value =				8,077

Work Description for Permit PB22-0419, Issued 10/03/2022: TWO COVERED PORCHES OVER DECKS; 8 X 10 = 80 SHED STYLE & 13 X 13 = 169 SQ FT GABLE PORCH/ 249 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT #4541 DATED 9/29/22; ROSCOMMON COUNTY 225 SQ FT WAIVER DATED 9/28/22

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	121,700	232,200			144,505C
2024	104,000	116,200	220,200			140,161C
2023	91,000	94,200	185,200			133,487C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +5
Effec. Age: 32
Floor Area: 1,512
Total Base New : 253,992 E.C.F.
Total Depr Cost: 178,463 X 1.283
Estimated T.C.V: 228,968

(16) Porches/Decks

Area	Type
418	Composite
169	Composite
40	Composite
30	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
			Total:	190,344	129,428	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Balcony						
Wood Balcony			30	1,222	1,161	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			660	24,578	16,713	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Direct-Vented Gas			1	3,021	2,054	
Deck						
Composite			418	6,976	6,627	*9
Composite w/Roof (Deck Portion)			169	3,759	3,571	*9
Composite w/Roof (Roof portion)			169	2,922	2,776	
Composite w/Roof (Deck Portion)			40	1,604	1,524	*9
Composite w/Roof (Roof portion)			40	832	790	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	253,992	178,463	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUNTHORPE JANET K	GUNTHORPE JANET K TRUST	0	09/04/2019	WD	21-NOT USED/OTHER	1170:1490	PROPERTY TRANSFER	0.0
GUNTHORPE LARRY L		0	08/19/2018	OTH	07-DEATH CERTIFICATE	1169:0480	OTHER	0.0

Property Address

3097 LONG POINT

Owner's Name/Address

GUNTHORPE JANET K TRUST
2801 N SHEPARDSVILLE ROAD
OVID MI 48866

Tax Description

L-1024 P-915 (L-578 P-549) 234 3097 LONG POINT DR LOT 9 - SWLY 15 FT OF LOT 8 NORTH BAY SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	12/17/2012	26512	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED
DMG	12/02/2013	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	24.94	24	90	539
D/W/P: 3.5 Concrete	6.58	1204	90	7,130
Total Estimated Land Improvements True Cash Value =				7,669

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	174,900	285,400			146,136C
2024	104,000	166,800	270,800			141,742C
2023	91,000	135,300	226,300			134,993C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1664 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 2,600
Total Base New : 381,298 E.C.F.
Total Depr Cost: 260,162 X 1.283
Estimated T.C.V: 333,788

(16) Porches/Decks

Area	Type
594	Composite
408	Composite
98	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1664 SF Floor Area = 2600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding/Brick	Crawl Space	728			
2 Story	Siding/Brick	Crawl Space	936			
			Total:	305,350	207,638	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			2	9,291	6,318	
Balcony						
Wood Balcony			98	3,993	2,715	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	17,792	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Exterior 1 Story			1	6,513	4,429	
Deck						
Composite			594	9,011	6,127	
Composite			408	6,887	4,683	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	381,298	260,162	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 333,788

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-010-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOURNIER DAVID & CATHERINE	FOURNIER DAVID & CATHERINE	0	09/21/2023	QC	14-INTO/OUT OF TRUST	1185:1098	PROPERTY TRANSFER	0.0
GUNTHORPE R LYNN & JANET I	FOURNIER DAVID & CATHERINE	375,000	08/30/2019	WD	19-MULTI PARCEL ARM'S LEN	1170:1329	PROPERTY TRANSFER	100.0
GUNTHORPE MARY H		0	06/30/1997	WD	07-DEATH CERTIFICATE	1170:1327	OTHER	0.0

Property Address

3073 LONG POINT

Owner's Name/Address

FOURNIER DAVID & CATHERINE TRUST
3073 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-425 P-426 234 LOTS 10 & 11 NORTH BAY SHORES PP: 006-430-010-0000 & 430-011-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/13/2020
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/15/2024	PB19-0412B	COMPLETE
Res. Add/Alter/Repair	07/15/2024	PB23-0099A	COMPLETE
Res. Add/Alter/Repair	04/24/2023	PB23-0099	COMPLETE
Res. Add/Alter/Repair	05/24/2021	PB19-0412A	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	11/09/2021	INSPECTED
QT	12/04/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	1	99	40
D/W/P: Brick on Sand	18.02	963	94	16,312
D/W/P: Brick on Sand	18.02	204	94	3,455
D/W/P: 3.5 Concrete	6.58	1117	74	5,439
D/W/P: 5in Ren. Conc.	8.94	660	94	5,546
Wood Frame	29.53	96	73	2,070
Total Estimated Land Improvements True Cash Value =				32,862

Work Description for Permit PB19-0412B, Issued 07/15/2024: CUSTOMER ERROR
Work Description for Permit PB23-0099A, Issued 07/15/2024: EXTEND PERMIT
Work Description for Permit PB23-0099, Issued 04/24/2023: REROOF *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED*
Work Description for Permit PB19-0412A, Issued 05/24/2021: EXTEND PERMIT
Work Description for Permit PB21-0167, Issued 05/24/2021: COVERED PORCH 8 X 23 = 184 SQ FT (ROADSIDE) LAKE TOWNSHIP LAND USE PERMIT #4413
Work Description for Permit PB19-0412, Issued 11/26/2019: REPLACE EXTERIOR DECK WITH NEW ROOFED DECK - INTERIOR RENOVATIONS & TRUSS ALTERATIONS; PORCH 10' X 30'

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	239,800	409,800			274,866C
2024	160,000	229,800	389,800			266,602C
2023	140,000	187,900	327,900			253,907C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Vaulted

(7) Excavation

Basement: 0 S.F.
Crawl: 2832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 26
Floor Area: 2,832
Total Base New : 456,366 E.C.F.
Total Depr Cost: 340,803 X 1.283
Estimated T.C.V: 437,250

(16) Porches/Decks

Area	Type
384	Composite
204	Roof Cover Onl
216	Composite
168	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2832 SF Floor Area = 2832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	2,064			
1 Story	Siding	Crawl Space	768			
			Total:	376,269	278,421	
Other Additions/Adjustments						
Exterior						
Stone Veneer			158	5,998	4,439	
Plumbing						
3 Fixture Bath			1	4,646	3,438	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			780	27,635	20,450	
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
Deck						
Composite w/Roof (Deck Portion)			384	6,655	4,925	
Composite w/Roof (Roof portion)			384	5,902	4,367	
Composite w/Roof (Deck Portion)			216	4,415	4,150	*9
Composite w/Roof (Roof portion)			216	3,588	3,373	
Composite			168	3,745	3,520	*9
w/Roof (Roof portion)			204	3,425	2,534	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,720	*9
			Totals:	456,366	340,803	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FITZPATRICK CURTIS	VAN WAGNER HEIDI	0	09/09/2019	QC	21-NOT USED/OTHER	1170:2159	PROPERTY TRANSFER	100.0
FITZPATRICK SUSAN ESTATE	FITZPATRICK CURTIS	0	07/18/2019	OTH	21-NOT USED/OTHER	1169:2596	PROPERTY TRANSFER	100.0

Property Address

3055 LONG POINT

Owner's Name/Address

VAN WAGNER HEIDI
3055 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

L-807 P-211 234 LOT 12 & NE'LY 10 FT OF LOT 13 NORTH BAY SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/17/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	09/14/2015	PB15-0256	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	196	75	967
Total Estimated Land Improvements True Cash Value =				967

Work Description for Permit PB15-0256, Issued 09/14/2015: 13*20 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	70,500	172,500			125,132C
2024	96,000	67,500	163,500			121,370C
2023	84,000	53,800	137,800			115,591C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 580 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 725
Total Base New : 134,054 E.C.F.
Total Depr Cost: 105,607 X 1.283
Estimated T.C.V: 135,494

(16) Porches/Decks

Area	Type
260	Composite
50	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 580 SF Floor Area = 725 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	580			
			Total:	94,824	73,962	
Other Additions/Adjustments						
Deck						
Treated Wood			50	1,753	1,648	*9
Composite			260	5,104	4,747	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	17,382	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
			Totals:	134,054	105,607	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 135,494

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JETTS MELINDA TRUST	MINNEHAN KELLEY & MARY	430,000	10/16/2018	WD	03-ARM'S LENGTH	1167:1570	PROPERTY TRANSFER	100.0
JETTS EUGENE & MELINDA	JETTS MELINDA TRUST	0	12/01/2015	WD	09-FAMILY	1155-2275	PROPERTY TRANSFER	0.0
CLARK JAMES H & JANET M	JETTS, EUGENE & MELINDA	360,000	10/13/2007	WD	03-ARM'S LENGTH	1065/530	OTHER	100.0

Property Address

3043 LONG POINT

Owner's Name/Address

MINNEHAN KELLEY & MARY
506 SHORELINE DR
DEWITT MI 48820

Tax Description

L-650 P-179 234 LOT 13 EXC NELY 10FT THEREOF & LOT 14 EXC SWLY 10FT THEREOF NORTH BAY SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	07/13/2018	PB18-0158	COMPLETE
ADDITION	11/19/2012	255	COMPLETE

X Improved Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

QT 11/12/2018 INSPECTED
DMG 12/02/2013
DMG 08/27/2013 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	2235	77	13,062
Total Estimated Land Improvements True Cash Value =				13,062

Work Description for Permit PB18-0158, Issued 07/13/2018: WOOD DECK 12X30

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	209,300	345,300			225,176C
2024	128,000	200,300	328,300			218,406C
2023	112,000	162,400	274,400			208,006C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1302 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 18
Floor Area: 2,305
Total Base New : 375,196 E.C.F.
Total Depr Cost: 308,277 X 1.283
Estimated T.C.V: 395,519

(16) Porches/Decks

Area	Type
36	CPP
48	CCP (1 Story)
336	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 704
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1302 SF Floor Area = 2305 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,302			
0.5 Story	Siding	Overhang	704			
			Total:	308,258	252,772	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	5,602	
Porches						
CPP			36	1,107	908	
CCP (1 Story)			48	1,844	1,512	
Deck						
Treated Wood			336	6,172	5,678	*9
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			704	33,961	27,848	
Common Wall: 1 Wall			1	-2,651	-2,174	
Water/Sewer						
Public Sewer			1	1,914	1,569	
Water Well, 150 Feet			1	9,232	7,570	
Fireplaces						
Exterior 1 Story			1	8,527	6,992	
			Totals:	375,196	308,277	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 395,519

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAYES RALPH R & BEVERLY J	BAYES RALPH R & BEVERLY J	0	04/08/2021	OTH	15-LADY BIRD	1177:1676	DEED	0.0
PRUDEN SUE A & GARY L	BAYES RALPH R & BEVERLY J	340,000	07/09/2019	WD	19-MULTI PARCEL ARM'S LEN	1169:2227	PROPERTY TRANSFER	100.0

Property Address

3041 LONG POINT

Owner's Name/Address

BAYES RALPH R & BEVERLY J [LE]
3041 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

(L-942P-1877&L-862P-195&L-796P-267-270) 234 L-951P-2468 3041 LONG PT DR LOT 15 - SWLY 10 FT OF LOT 14 NORTH BAY SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/28/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/21/2022	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1407	70	6,481
D/W/P: 3.5 Concrete	6.58	326	95	2,038
Total Estimated Land Improvements True Cash Value =				8,519

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	136,500	238,500			162,839C
2024	96,000	130,200	226,200			157,943C
2023	84,000	105,500	189,500			150,422C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,742
Total Base New : 285,065 E.C.F.
Total Depr Cost: 200,566 X 1.283
Estimated T.C.V: 257,326

(16) Porches/Decks

Area	Type
256	CPP
24	CPP
264	Treated Wood
288	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 85
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1040 SF Floor Area = 1742 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	676			
1 Story	Siding	Crawl Space	364			
1 Story	Siding	Overhang	26			
			Total:	210,327	143,023	
Other Additions/Adjustments						
Exterior						
Brick Veneer			494	8,492	5,775	
Plumbing						
3 Fixture Bath			2	9,291	6,318	
Porches						
CPP			256	4,303	4,260	*9
CPP			24	670	636	*9
Deck						
Treated Wood			264	4,971	3,380	
Treated Wood			288	5,262	4,367	*8
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	16,691	*8
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Exterior 2 Story			1	8,024	5,456	
Local Cost Items						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELIAS STEVEN J & LAURA R	ELIAS STEVEN J & LAURA R T	0	05/09/2023	QC	21-NOT USED/OTHER	1184:2242	PROPERTY TRANSFER	0.0
AUMAUGHER BARRY K & COLE C	ELIAS STEVEN J & LAURA R	461,000	08/30/2021	WD	09-FAMILY	1178:659	PROPERTY TRANSFER	100.0

Property Address

3033 LONG POINT

Owner's Name/Address

ELIAS STEVEN J & LAURA R TRUST
2025 TAMARACK DR
OKEMOS MI 48864

Tax Description

L-609 P-191 234 3033 LONG POINT DRIVE
48629LOT 16 NORTH BAY SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
DMG	08/27/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	27.94	12	49	164
D/W/P: 3.5 Concrete	6.58	861	74	4,192
D/W/P: Flagstone/Sand	21.01	189	74	2,939
Total Estimated Land Improvements True Cash Value =				7,295

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	147,500	232,500			167,887C
2024	80,000	141,100	221,100			162,839C
2023	70,000	114,000	184,000			155,085C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 900 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 16
Floor Area: 1,354
Total Base New : 260,356 E.C.F.
Total Depr Cost: 218,697 X 1.283
Estimated T.C.V: 280,588

(16) Porches/Decks

Area	Type
108	Composite
317	Composite
608	Treated Wood
208	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1050
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 900 SF Floor Area = 1354 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	900		
1 Story	Siding	Overhang	4		
			Total:	180,430	151,559
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,903
Deck					
Treated Wood			608	8,585	7,211
Treated Wood			208	4,249	3,569
Composite w/Roof (Deck Portion)			108	2,721	2,286
Composite w/Roof (Roof portion)			108	1,958	1,645
Composite			317	5,887	4,945
Water/Sewer					
Public Sewer			1	1,494	1,255
Water Well, 150 Feet			1	8,594	7,219
Fireplaces					
Exterior 2 Story			1	8,024	6,740
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1050	33,768	28,365
			Totals:	260,356	218,697

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 280,588

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-430-017-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRAHIN RONALD & AMY		0	06/29/2022	OTH	21-NOT USED/OTHER	1181:2044	OTHER	0.0
PRAHIN AMY	PRAHIN RONALD & AMY	0	12/15/2021	QC	09-FAMILY	1179:0738	DEED	0.0

Property Address

3027 LONG POINT

Owner's Name/Address

PRAHIN RONALD & AMY
49733 LEYLAND CIR
NOVI MI 48374

Tax Description

1179/738 1148/190-1 L-607 P-398 234 LOTS 17 & 18 NORTH BAY SHORES COMBINED ON 01/01/2023 FROM 006-430-017-0000, 006-430-018-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/21/2022	PB22-0043	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
QT	11/29/2022	INSPECTED
AA	09/21/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	75	790
Wood Frame	32.30	80	75	1,938
Total Estimated Land Improvements True Cash Value =				2,728

Work Description for Permit PB22-0043, Issued 03/21/2022: REMOVAL AND REPLACING WINDOWS/PATIO DOOR AND MISCELLANEOUS INTERIOR REMODEL. (REMOVE 7 FT OF INTERIOR WALLS AND ADDING BEAM. ADDING BIGGER WINDOWS: ONE 5 X 3 FT; ONE 10 X 5 FEET AND ONE 8 FT PATIO DOOR.)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	84,300	254,300			171,141C
2024	160,000	80,600	240,600			165,996C
2023	140,000	63,800	203,800			158,092C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1044 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,244
Total Base New : 183,789 E.C.F.
Total Depr Cost: 125,484 X 1.283
Estimated T.C.V: 160,996

(16) Porches/Decks

Area	Type
294	Treated Wood
56	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 324
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1244 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	734			
1.5 Story	Siding	Crawl Space	310			
0.5 Story	Siding	Overhang	90			
			Total:	154,681	105,183	
Other Additions/Adjustments						
Deck						
Treated Wood			294	5,330	3,624	
Treated Wood			56	1,882	1,788	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			324	15,134	10,291	
Common Wall: 1.5 Wall			1	-3,326	-2,262	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
			Totals:	183,789	125,484	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 160,996

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		97,000	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10725 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
Owner's Name/Address	P.R.E. 100% 11/22/2016					
RADEMACHER GERALD E & MICHELLE 10725 E HOUGHTON LAKE DRIVE HOUGHTON LAKE MI 48629	SA:					
	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-705 P-620 234 10725 N SHORE DR NW'LY 1/2 OF LOT 1 NORTH BAY VIEW

Comments/Influences

Who	When	What
AA	09/23/2022	INSPECTED
DMG	09/13/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	46.00	150.00	1.0000	1.0000	3400	100		156,400
46 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	156,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	912	75	4,501
D/W/P: Asphalt Paving	3.10	1736	50	2,691
Total Estimated Land Improvements True Cash Value =				7,192

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	78,200	156,300	234,500			124,556C
2024	73,600	149,500	223,100			120,811C
2023	64,400	120,900	185,300			115,059C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
6	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 1,848
Total Base New : 273,031 E.C.F.
Total Depr Cost: 232,277 X 1.283
Estimated T.C.V: 298,011

(16) Porches/Decks

Area	Type
240	CCP (1 Story)
176	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 6
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 1848 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	840		
1 Story	Siding	Crawl Space	168		
			Total:	219,504	186,579

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	3,949	
Porches				
CCP (1 Story)	240	6,144	5,222	
CCP (1 Story)	176	4,703	3,998	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	720	26,165	22,240	
Common Wall: 1 Wall	1	-2,219	-1,886	
Water/Sewer				
Public Sewer	1	1,494	1,270	
Water Well, 150 Feet	1	8,594	7,305	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,600	*9
	Totals:	273,031	232,277	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 298,011

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-001-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OZIMEK DENISE A [LE]	OZIMEK DENISE A [LE]	0	10/12/2021	WD	15-LADY BIRD	1178:2283	PROPERTY TRANSFER	0.0
OZIMEK DENISE	OZIMEK DENISE A [LE]	0	05/15/2020	WD	18-LIFE ESTATE	1172:1693	PROPERTY TRANSFER	0.0
SMITH MICHAEL E & LAURA	OZIMEK DENISE	260,000	10/23/2015	WD	03-ARM'S LENGTH	1154-2130	PROPERTY TRANSFER	100.0
		265,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10715 E HOUGHTON LAKE DR

Owner's Name/Address

OZIMEK DENISE A [LE]
39846 WILMETTE DR
STERLING HEIGHTS MI 48313

Tax Description

L-1011 P-2175 (L-273 P-699) 234 SE'LY 1/2 OF LOT 1 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/16/2008	PB08-0282	COMPLETE
ADDITION	07/02/2007	PB07-0189	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/13/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	46.00	150.00	1.0000	1.0000	3400	100		156,400
46 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	156,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1672	75	8,251
D/W/P: Asphalt Paving	3.10	135	50	209
Wood Frame	26.33	160	75	3,160
Total Estimated Land Improvements True Cash Value =				11,620

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	78,200	132,200	210,400			127,096C
2024	73,600	126,500	200,100			123,275C
2023	64,400	102,400	166,800			117,405C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1137 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 1,569
Total Base New : 239,720 E.C.F.
Total Depr Cost: 191,776 X 1.283
Estimated T.C.V: 246,049

(16) Porches/Decks

Area	Type
384	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 252
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1137 SF Floor Area = 1569 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
1 Story	Siding	Crawl Space	96		
1 Story	Siding	Crawl Space	177		
			Total:	184,393	147,514
Other Additions/Adjustments					
Exterior					
Stone Veneer			138	5,238	4,190
Plumbing					
3 Fixture Bath			1	4,646	3,717
Porches					
CPP			384	6,036	4,829
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			504	20,316	16,253
Storage Over Garage			252	3,462	2,770
Common Wall: 1/2 Wall			1	-1,106	-885
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Fireplaces					
Interior 2 Story			1	6,647	5,318
			Totals:	239,720	191,776

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 246,049

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10741 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	06/29/2022	PB22-0225	COMPLETE
	P.R.E. 100% 02/14/2000					
Owner's Name/Address	SA:					
ALUIA DAVID M & CLAUDIA M TRUST 10741 E HOUGHTON LK DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	91.00	150.00	1.0000	1.0000	3400	100		309,400
91 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	309,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	650	75	3,003
D/W/P: Asphalt Paving	2.89	3356	50	4,849
Total Estimated Land Improvements True Cash Value =				7,852

Work Description for Permit PB22-0225, Issued 06/29/2022: REPAIR FOUNDATION/REPLACEMENT OF CONCRETE IN GARAGE; LAKE TOWNSHIP LAND USE PERMIT #4506; ROSCOMMON COUNTY SOIL EROSION PERMIT #4119

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

234 L-821 P-281 LOT 2 10741 E HTN LK DR 48629 NORTH BAY VIEW.

Comments/Influences

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/13/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	154,700	153,700	308,400			166,562C
2024	145,600	146,400	292,000			161,554C
2023	127,400	118,600	246,000			153,861C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1938 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,938
Total Base New : 307,672 E.C.F.
Total Depr Cost: 203,836 X 1.283
Estimated T.C.V: 261,522

(16) Porches/Decks

Area	Type
132	WCP (1 Story)
220	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1152
% Good: 90
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1938 SF Floor Area = 1938 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,938			
			Total:	238,778	150,430	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Porches						
WCP (1 Story)			132	5,957	3,753	
Deck						
Treated Wood			220	4,413	2,780	
Treated Wood			32	1,404	885	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Interior 1 Story			1	5,338	3,363	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1152	37,048	33,343	*9
			Totals:	307,672	203,836	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 261,522

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Block

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 400 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 51
Floor Area: 400
Total Base New : 48,646 E.C.F.
Total Depr Cost: 23,836 X 1.283
Estimated T.C.V: 30,581

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 400 SF Floor Area = 400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	400		
			Total:	48,646	23,836

Other Additions/Adjustments

Totals:	48,646	23,836

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 30,581

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIEPSZAK THERESA	GEORGE ANDREW J & PAMELA J	190,000	06/29/2016	WD	03-ARM'S LENGTH	1159-1116	PROPERTY TRANSFER	100.0
PIEPSZAK THERESA & BERNICE	PIEPSZAK THERESA	0	04/11/2008	QC	21-NOT USED/OTHER	1070/220	OTHER	0.0

Property Address

10773 E HOUGHTON LAKE DR

Owner's Name/Address

GEORGE ANDREW J & PAMELA J
13712 FOREST HILL RD
GRAND LEDGE MI 48837

Tax Description

L-554 P-539 234 10773 E HOUGHTON LAKE DRIVE 48629NWLY 1/2 OF LOT 3 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/23/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	46.00	150.00	1.0000	1.0000	3400	100		156,400
46 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	156,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	394	75	1,820
D/W/P: 5in Ren. Conc.	7.99	456	99	3,607
D/W/P: Asphalt Paving	2.89	3107	75	6,734
Total Estimated Land Improvements True Cash Value =				12,161

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	78,200	75,800	154,000			94,387C
2024	73,600	72,600	146,200			91,549C
2023	64,400	58,900	123,300			87,190C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1000 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,000
Total Base New : 167,752 E.C.F.
Total Depr Cost: 105,682 X 1.283
Estimated T.C.V: 135,590

(16) Porches/Decks

Area	Type
12	CCP (1 Story)
136	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1000 SF Floor Area = 1000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,000		
			Total:	121,230	76,374
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			136	8,435	5,314
CCP (1 Story)			12	566	357
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	22,129	13,941
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Exterior 1 Story			1	5,707	3,595
			Totals:	167,752	105,682

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 135,590

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-003-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWANDT GERALD A	SEITZ, GREGORY & CRYSTAL	166,000	09/14/2012	WD	03-ARM'S LENGTH	1119/705	OTHER	100.0
		121,000	08/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10771 E HOUGHTON LAKE DR

Owner's Name/Address

SEITZ GREGORY & CRYSTAL
56338 BROADMOOR LANE
MACOMB MI 48042

Tax Description

(L-976P-44&47&L-969P-1991&L-735P-498) 234 L-1038 P-1348 SELY 1/2 OF LOT 3 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	05/30/2008	PB08-0075	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

AA 09/23/2022 INSPECTED
DMG 09/27/2012 INSPECTED
DMG 08/08/2011 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	46.00	150.00	1.0000	1.0000	3400	100		156,400
46 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	156,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1136	90	6,298
D/W/P: Asphalt Paving	2.89	2284	75	4,951
Total Estimated Land Improvements True Cash Value =				11,249

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	78,200	66,600	144,800			84,803C
2024	73,600	63,800	137,400			82,254C
2023	64,400	51,700	116,100			78,338C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 890 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 890
Total Base New : 142,892 E.C.F.
Total Depr Cost: 92,203 X 1.283
Estimated T.C.V: 118,296

(16) Porches/Decks

Area	Type
688	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 890 SF Floor Area = 890 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	890			
			Total:	106,584	67,148	
Other Additions/Adjustments						
Deck						
Treated Wood			688	9,088	7,907	*8
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			484	17,535	11,047	
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
			Totals:	142,892	92,203	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 118,296

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUSE JUNEAU MAE	KRUSE THOMAS FAMILY LEGACY	0	05/07/2021	QC	09-FAMILY	1177:0032	PROPERTY TRANSFER	0.0
KRUSE THOMAS M		0	03/01/2021	OTH	07-DEATH CERTIFICATE	1177:33	OTHER	0.0
		155,000	09/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10799 E HOUGHTON LAKE DR

Owner's Name/Address

KRUSE THOMAS FAMILY LEGACY TRUST
PO BOX 3008
MONTROSE MI 48457

Tax Description

L-679 P-665 234 10799 E HTN LK DR 48629
NWLY 1/2 OF LOT 4 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	36.00	150.00	1.0000	1.0000	3400	100		122,400
36 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	122,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1394	75	6,880
Wood Frame	29.53	96	75	2,126
Total Estimated Land Improvements True Cash Value =				9,006

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	61,200	96,400	157,600			86,389C
2024	57,600	92,300	149,900			83,792C
2023	50,400	74,600	125,000			79,802C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,200
Total Base New : 206,233 E.C.F.
Total Depr Cost: 139,197 X 1.283
Estimated T.C.V: 178,590

(16) Porches/Decks

Area	Type
312	Treated Wood
90	Treated Wood
40	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	960			
			Total:	149,329	101,544	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	3,108	2,113	
Deck						
Treated Wood			312	5,544	3,770	
Treated Wood			90	2,423	606	*2
Balcony						
Wood Balcony			40	1,630	1,108	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	29,817	20,276	
Common Wall: 1 Wall			1	-2,219	-1,509	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Exterior 1 Story			1	6,513	4,429	
			Totals:	206,233	139,197	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 178,590

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-004-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLIWA THOMAS F & MCCLOSKEY	SULLA KENNETH W & DEBORAH	330,000	05/20/2024	WD	03-ARM'S LENGTH	1187:913	PROPERTY TRANSFER	100.0
SLIWA JOSEPH H TRUST	SLIWA THOMAS F & MCCLOSKEY	0	05/19/2024	QC	14-INTO/OUT OF TRUST	1187:912	DEED	0.0
SLIWA JOSEPH H		0	08/24/2005	OTH	07-DEATH CERTIFICATE	1187:910	OTHER	0.0

Property Address

10787 E HOUGHTON LAKE DR

Owner's Name/Address

SULLA KENNETH W & DEBORAH A TRUST
3329 SANDPIPER DR
PUNTA GORDA FL 33950

Tax Description

L-793 P-115 234 10787 E HOUGHTON LK DR SE'LY 1/2 OF LOT 4 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/22/2024	PB24-0241	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
AA	09/23/2022	INSPECTED
DMG	09/27/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	36.00	150.00	1.0000	1.0000	3400	100		122,400
36 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	122,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	114	75	562
D/W/P: 3.5 Concrete	6.58	80	99	521
Total Estimated Land Improvements True Cash Value =				1,083

Work Description for Permit PB24-0241, Issued 07/22/2024: 22 X 24 = 528 SQUARE FEET STICK BUILT GARAGE. LAKE TOWNSHIP LAND USE DATED 7/10/24 #4684. ROSCOMMON COUNTY SOIL EROSION DATED 7/18/24 #4356.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	61,200	82,600	143,800			143,800S
2024	57,600	61,400	119,000			71,711C
2023	50,400	48,900	99,300			68,297C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 900
Total Base New : 156,084 E.C.F.
Total Depr Cost: 124,161 X 1.283
Estimated T.C.V: 159,299

(16) Porches/Decks

Area	Type
80	Treated Wood
56	Treated Wood
30	Treated Wood
24	Wood Balcony

(17) Garage

Year Built: 2024
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 99
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Crawl Space	720			
			Total:	115,446	87,740	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	3,108	2,362	
Deck						
Treated Wood			80	2,264	1,721	
Treated Wood			56	1,882	1,863	*9
Treated Wood			30	1,346	1,333	*9
Balcony						
Wood Balcony			24	978	714	*7
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	20,762	*9
Water/Sewer						
Public Sewer			1	1,494	1,135	
Water Well, 150 Feet			1	8,594	6,531	
			Totals:	156,084	124,161	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 159,299

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
10817 E HOUGHTON LAKE DR

Owner's Name/Address
MORAN PATRICIA A
10817 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address
MORAN PATRICIA A
911 1/2 W MORRELL
JACKSON MI 49203

Tax Description
L-757 P-640 234 10817 E HOUGHTON LK DR BEG AT NE COR OF LOT 5 TH S 20 DEG 49'E ON E LINE 35 FT TH S 56 DEG 25'W 225 FT TH N 22 DEG 41'W 50 FT TH N 60 DEG 12'E ON N LINE OF LOT 223.9 FT TO POB PART OFLOT 5 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/13/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	10/05/2009	294	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1225	75	6,046
Wood Frame	37.85	48	38	690
Total Estimated Land Improvements True Cash Value =				6,736

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	196,500	281,500			145,541C
2024	80,000	188,000	268,000			141,165C
2023	70,000	151,900	221,900			134,443C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1240 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 12
Floor Area: 1,987
Total Base New : 333,321 E.C.F.
Total Depr Cost: 293,321 X 1.283
Estimated T.C.V: 376,331

(16) Porches/Decks

Area	Type
70	WCP (1 Story)
279	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 640
% Good: 0
Storage Area: 320
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1987 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,240		
0.5 Story	Siding	Overhang	254		
			Total:	267,726	235,598

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	6,832	6,012
Porches			
WCP (1 Story)	70	4,975	4,378
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	640	24,026	21,143
Storage Over Garage	320	4,397	3,869
Water/Sewer			
Public Sewer	1	1,914	1,684
Water Well, 150 Feet	1	9,232	8,124
Fireplaces			
Interior 2 Story	1	8,494	7,475
Deck			
Composite	279	5,725	5,038
	Totals:	333,321	293,321

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 376,331

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-005-5500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
10815 E HOUGHTON LAKE DR

Owner's Name/Address
MAIANI JAMES M & MERRY E 10815 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629

Tax Description
L-785 P-206 234 COM AT NE COR LOT 5 TH S20DEG49'E 35FT FOR POB TH S20DEG49'E 35FT FOR POB TH S20DEG49'E 74.20FT TH S45DEG56'W ON SLY LINE 234.96FT TH N22DEG41'W 117.43FT TH N56DEG25'E 225FT TO POB PART OF LOT 5 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/09/2002

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	09/12/2022	LU22-4538	COMPLETE
Res. Add/Alter/Repair	10/16/2019	PB19-0374	COMPLETE

X	Improved		Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	117.00	150.00	1.0000	1.0000	3400	100		397,800
117 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	397,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	90	75	2,731
Fencing: Vnyl, Slat, 4-5'	35.61	40	95	1,353
Fencing: Gates, Wood/SqFt	16.60	36	75	448
D/W/P: 3.5 Concrete	6.58	4326	75	21,349
Total Estimated Land Improvements True Cash Value =				25,881

Work Description for Permit LU22-4538, Issued 09/12/2022: 40 LF FENCING, 3' TALL

Work Description for Permit PB19-0374, Issued 10/16/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	198,900	451,200	650,100			314,407C
2024	187,200	431,900	619,100			304,954C
2023	163,800	351,600	515,400			290,433C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2467 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
X	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 20
Floor Area: 4,525
Total Base New : 835,184 E.C.F.
Total Depr Cost: 670,343 X 1.283
Estimated T.C.V: 860,050

(16) Porches/Decks

Area	Type
60	CCP (1 Story)
1014	CPP

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1503
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Radiant (in-floor), Air Conditioning
Ground Area = 2467 SF Floor Area = 4525 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	2,042			
1 Story	Siding	Crawl Space	97			
1 Story	Siding	Crawl Space	328			
2 Story	Siding	Overhang	8			
			Total:	658,009	526,407	
Other Additions/Adjustments						
Exterior						
Stone Veneer			1153	53,776	43,021	
Plumbing						
3 Fixture Bath			2	13,663	10,930	
Porches						
CCP (1 Story)			60	2,259	1,807	
CPP			1014	17,968	16,171	*9
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Common Wall: 1 Wall			1	-2,651	-2,121	
Base Cost			1503	77,014	61,611	
Water/Sewer						
Public Sewer			1	1,914	1,531	
Water Well, 150 Feet			1	9,232	7,386	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	835,184	670,343	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 860,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEORGE STEVEN	GEORGE JENNIFER & OLSON CH	0	11/09/2020	QC	21-NOT USED/OTHER	1175:0365	DEED	0.0
GEORGE JENNIFER & OLSON CH	GEORGE STEVEN & JENNIFER I	0	10/21/2019	QC	21-NOT USED/OTHER	1170:2376	PROPERTY TRANSFER	0.0
MORAN MICHELLE M	GEORGE JENNIFER & OLSON CH	0	08/15/2019	QC	21-NOT USED/OTHER	1170:2375	PROPERTY TRANSFER	0.0
OLSON SANDRA K TRUST	MORAN MICHELLE & GEORGE JE	0	02/26/2018	QC	21-NOT USED/OTHER	1170:2374	PROPERTY TRANSFER	0.0

Property Address

10819 E HOUGHTON LAKE DR

Owner's Name/Address

GEORGE JENNIFER & OLSON CHRISTOPHER
18348 GRIMM ST
LIVONIA MI 48152

Tax Description

L-1023 P-1 (L-780 P-531) 234 10819 E HOUGHTON LK DR LOT 6 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	4223	75	20,840
Wood Frame	37.85	48	25	454
Total Estimated Land Improvements True Cash Value =				21,294

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	256,700	426,700			240,899C
2024	160,000	245,200	405,200			233,656C
2023	140,000	199,600	339,600			222,530C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1660 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 30
Floor Area: 3,192
Total Base New : 533,779 E.C.F.
Total Depr Cost: 374,273 X 1.283
Estimated T.C.V: 480,192

(16) Porches/Decks

Area	Type
130	WCP (1 Story)
130	WCP (1 Story)
56	WCP (1 Story)
144	WCP (1 Story)
16	WCP (1 Story)
450	Treated Wood
168	Treated Wood
16	Treated Wood

(17) Garage

Year Built: 2007
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1372
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1676 SF Floor Area = 3192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,660			
1 Story	Siding	Piers	16			
0.5 Story	Siding	Overhang	1372			
			Total:	409,615	286,731	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			2	13,663	9,564	
Porches						
WCP (1 Story)			130	7,558	5,291	
WCP (1 Story)			130	7,558	5,291	
WCP (1 Story)			56	4,251	2,976	
WCP (1 Story)			144	8,201	5,741	
WCP (1 Story)			16	1,413	989	
Deck						
Treated Wood			450	7,461	5,223	
Treated Wood			168	3,913	3,365	*8
Treated Wood			16	772	540	
Water/Sewer						
Public Sewer			1	1,914	1,340	
Water Well, 150 Feet			1	9,232	6,462	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1372	58,228	40,760	
			Totals:	533,779	374,273	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICKER JONATHAN B & AMY K	RICKER JONATHAN B & AMY K	0	03/13/2024	WD	15-LADY BIRD	1186:1551	PROPERTY TRANSFER	0.0
SAPPINGTON MICHAEL J	RICKER JONATHAN & AMY	221,500	07/12/2013	WD	03-ARM'S LENGTH	1130/820	OTHER	100.0
		319,000	10/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10835 E HOUGHTON LAKE DR

Owner's Name/Address

RICKER JONATHAN B & AMY K [LE]
60401 KITTLE RD
WASHINGTON TWP MI 48094

Tax Description

L-945 P-967 (L-759 P-601) 234 NW'LY 1/2 OF LOT 7 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
HOUSE	10/23/2015	PB15-0290	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/23/2022	INSPECTED
MH	12/29/2016	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3350	70	15,430
D/W/P: 5in Ren. Conc.	8.94	444	99	3,929
Total Estimated Land Improvements True Cash Value =				19,359

Work Description for Permit PB15-0290, Issued 10/23/2015: 32*22 HOUSE ADDITION
??? & 11*9 DECK
PLEASE REMEASURE ALL

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	136,400	221,400			124,480C
2024	80,000	130,700	210,700			120,738C
2023	70,000	106,400	176,400			114,989C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 896 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 23
Floor Area: 1,365
Total Base New : 246,365 E.C.F.
Total Depr Cost: 192,289 X 1.283
Estimated T.C.V: 246,707

(16) Porches/Decks

Area	Type
70	Composite
444	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 896 SF Floor Area = 1365 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	896			
1 Story	Siding	Overhang	21			
			Total:	164,888	126,963	
Other Additions/Adjustments						
Exterior						
Stone Veneer			372	14,121	10,873	
Plumbing						
3 Fixture Bath			1	4,646	3,577	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			960	32,429	24,970	
Water/Sewer						
Public Sewer			1	1,494	1,150	
Water Well, 150 Feet			1	8,594	6,617	
Deck						
Composite			70	2,194	2,040	*9
Composite w/Roof (Deck Portion)			444	7,197	6,693	*9
Composite w/Roof (Roof portion)			444	6,802	6,326	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,080	
			Totals:	246,365	192,289	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 246,707

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-007-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NAUJOK MARGARET A	NAUJOK MARGARET A [LE]	0	02/05/2023	QC	15-LADY BIRD	1183:1173	DEED	0.0
NAUJOK ALLAN O		0	01/08/2023	OTH	07-DEATH CERTIFICATE	1183:1172	OTHER	0.0

Property Address

10829 E HOUGHTON LAKE DR

Owner's Name/Address

NAUJOK MARGARET A [LE]
C/O TAYLOR KIM
35465 STILLMEADOW LN
CLINTON TOWNSHIP MI 48036

Tax Description

L-536 P-394 234 SE'LY 1/2 OF LOT 7 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/28/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1783	75	8,799
D/W/P: Patio Blocks	15.61	230	50	1,795
Wood Frame	27.67	128	75	2,656
Total Estimated Land Improvements True Cash Value =				13,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	157,500	242,500			128,528C
2024	80,000	150,700	230,700			124,664C
2023	70,000	122,300	192,300			118,728C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1624 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +5
Effec. Age: 20
Floor Area: 1,624
Total Base New : 285,972 E.C.F.
Total Depr Cost: 229,390 X 1.283
Estimated T.C.V: 294,307

(16) Porches/Decks

Area	Type
280	Composite
35	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1624 SF Floor Area = 1624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,624		
			Total:	221,473	177,191
Other Additions/Adjustments					
Exterior					
Stone Veneer			48	1,822	1,458
Plumbing					
3 Fixture Bath			1	4,646	3,717
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	20,932
Storage Over Garage			360	4,946	3,957
Common Wall: 1 Wall			1	-2,219	-1,775
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Fireplaces					
Direct-Vented Gas			1	3,021	2,417
Deck					
Composite w/Roof (Deck Portion)			280	5,393	4,314
Composite w/Roof (Roof portion)			280	4,399	3,519
Composite w/Roof (Deck Portion)			35	1,490	1,192
Composite w/Roof (Roof portion)			35	748	598
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,800 *9

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WATKINS BRITTANY & PIERSON	PIERSON PATRICK W & BRITTA	0	05/28/2020	QC	21-NOT USED/OTHER	1172:2012	DEED	0.0
WILLIS R DOUGLAS & SHANNON	WATKINS BRITTANY & PIERSON	143,500	07/14/2017	WD	03-ARM'S LENGTH	1163:0093	PROPERTY TRANSFER	100.0

Property Address

10853 E HOUGHTON LAKE DR

Owner's Name/Address

PIERSON PATRICK W & BRITTANY M
22711 MASONIC
SAINT CLAIR SHORES MI 48082

Tax Description

L-640 P-260 234 NW'LY 1/2 OF LOT 8 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/02/2022	PB22-0106	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	08/08/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	294	68	1,316
Total Estimated Land Improvements True Cash Value =				1,316

Work Description for Permit PB22-0106, Issued 05/02/2022: RE-ROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	78,400	163,400			106,764C
2024	80,000	74,900	154,900			103,554C
2023	70,000	60,100	130,100			98,623C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,040
Total Base New : 180,892 E.C.F.
Total Depr Cost: 117,581 X 1.283
Estimated T.C.V: 150,856

(16) Porches/Decks

Area	Type
132	CSEP (1 Story)
128	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,040		
			Total:	138,284	89,885
Other Additions/Adjustments					
Porches					
CSEP (1 Story)			132	6,069	3,945
4in Concrete			128	1,047	681
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,485
Common Wall: 1 Wall			1	-2,219	-1,442
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Interior 1 Story			1	5,338	3,470
			Totals:	180,892	117,581

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 150,856

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-008-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		101,000	08/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10841 E HOUGHTON LAKE DR

Owner's Name/Address

MATHEWS EUGENE & CLAUDETTE
10841 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-676 P-447 SE'LY 1/2 OF LOT 8 10841 E HTN LK DR NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/21/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/02/2024	PB24-0167	COMPLETE
	08/18/2022	LU22-4528	COMPLETE
Res. Add/Alter/Repair	07/01/2022	PB22-0231	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	09/13/2023	INSPECTED
AA	09/23/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1272	95	7,951
Total Estimated Land Improvements True Cash Value =				7,951

Work Description for Permit PB24-0167, Issued 07/02/2024: 40 X 20 = 800 SQUARE FEET ADDITION TO DWELLING 24 X 40 = 960 SQUARE FEET GARAGE ADDITION SOIL EROSION PERMIT DATED 6/18/24 #4346 LAKE TOWNSHIP LAND USE DATED 6/4/24 #4667
Work Description for Permit LU22-4528, Issued 08/18/2022: NEW GARAGE 24X40
Work Description for Permit PB22-0231, Issued 07/01/2022: DEMO OF GARAGE 720 SQUARE FEET. LAKE TOWNSHIP LAND USE #4510 dated 6/29/22.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	110,900	195,900			127,699C
2024	80,000	82,300	162,300			100,857C
2023	70,000	62,500	132,500			92,245C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 800 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 9
Floor Area:
Total Base New : 197,192 E.C.F.
Total Depr Cost: 159,892 X 1.283
Estimated T.C.V: 205,141

(16) Porches/Decks

Area	Type
200	CGEP (1 Story)
520	Treated Wood

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 98
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1760 SF Floor Area = 1760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	960			
Addition	Siding	Slab	800			
			Total:	128,109	99,925	
Other Additions/Adjustments						
42" frost-free footings, foundation			128	7,549	5,888	
Plumbing						
3 Fixture Bath			1	3,054	2,382	
Porches						
CGEP (1 Story)			200	8,210	6,157	*7
Deck						
Treated Wood			520	7,753	5,892	*7
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			960	32,429	31,780	*9
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
			Totals:	197,192	159,892	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 205,141

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAMMAN JOHN B & KATHRYN N	NIEMAN, GARY & SUSAN	175,000	05/10/2013	WD	03-ARM'S LENGTH	1127/2103	OTHER	100.0

Property Address

10869 E HOUGHTON LAKE DR

Owner's Name/Address

NIEMAN GARY & SUSAN
23470 33 MILE ROAD
ARMADA MI 48005

Tax Description

L-579 P-392 234 10869 E HOUGHTON LAKE DRIVE 48629NWLY 1/2 OF LOT 9 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	20	25	82
D/W/P: 3.5 Concrete	6.58	1623	75	8,009
Wood Frame	32.30	80	75	1,938
Total Estimated Land Improvements True Cash Value =				10,029

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	95,500	180,500			105,637C
2024	80,000	91,200	171,200			102,461C
2023	70,000	73,800	143,800			97,582C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 920 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,610
Total Base New : 210,212 E.C.F.
Total Depr Cost: 136,638 X 1.283
Estimated T.C.V: 175,307

(16) Porches/Decks

Area	Type
128	4in Concrete
9	Treated Wood
320	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 920 SF Floor Area = 1610 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	920		
			Total:	180,983	117,639
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,020
Balcony					
Wood Balcony			320	13,037	8,474
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Porches					
4in Concrete			128	1,047	681
Deck					
Treated Wood			9	411	267
			Totals:	210,212	136,638

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 175,307

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-009-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BORCK WILBERT & MARY JANE	BORCK WILBERT I JR & MARY	0	10/21/2020	QC	18-LIFE ESTATE	1174:0896	PROPERTY TRANSFER	0.0

Property Address

10857 E HOUGHTON LAKE DR

Owner's Name/Address

BORCK WILBERT I JR & MARY J [LE]
437 MADISON ST
LAPEER MI 48446

Tax Description

L-612 P-504 234 10857 E HOUGHTON LAKE DR
48629SELY 1/2 OF LOT 9 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	09/27/2012	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1452	86	8,216
Total Estimated Land Improvements True Cash Value =				8,216

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	199,200	284,200			143,504C
2024	80,000	190,500	270,500			139,190C
2023	70,000	154,300	224,300			132,562C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Stone/Siding
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1328 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 18
Floor Area: 2,007
Total Base New : 361,181 E.C.F.
Total Depr Cost: 296,488 X 1.283
Estimated T.C.V: 380,394

(16) Porches/Decks

Area	Type
36	CCP (1 Story)
480	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 336
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1328 SF Floor Area = 2007 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,328			
1 Story	Siding	Overhang	15			
			Total:	274,852	225,380	
Other Additions/Adjustments						
Exterior						
Stone Veneer			324	15,111	12,391	
Plumbing						
3 Fixture Bath			1	6,832	5,602	
Porches						
CCP (1 Story)			36	1,454	1,192	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	20,421	
Storage Over Garage			336	4,617	3,786	
Water/Sewer						
Public Sewer			1	1,914	1,569	
Water Well, 150 Feet			1	9,232	7,570	
Fireplaces						
Exterior 2 Story			1	10,340	8,479	
Deck						
Composite			480	7,925	6,498	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	361,181	296,488	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-010-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANKS BRIAN & MARY LC	NORTH BAY LANDING LLC	0	06/23/2016	QC	21-NOT USED/OTHER	1159-0960	PROPERTY TRANSFER	0.0
MARSEE RONNIE L & IRENE E	HANKS BRIAN & MARY LC	505,000	04/05/2016	MLC	19-MULTI PARCEL ARM'S LEN	1158-1634	PROPERTY TRANSFER	100.0
		300,000	10/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10913 E HOUGHTON LAKE DR

Owner's Name/Address

NORTH BAY LANDING LLC
10912 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1019 P-503 (L-809 P-214) 234 NELY1/2 OF LOT 10 NORTH BAY VIEW

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	09/17/2012	191	COMPLETE

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	11/29/2012	INSPECTED
DMG	09/27/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	256	75	1,110
Total Estimated Land Improvements True Cash Value =				1,110

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	77,900	162,900			76,305C
2024	80,000	74,400	154,400			74,011C
2023	70,000	59,600	129,600			70,487C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1416 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,416
Total Base New : 180,685 E.C.F.
Total Depr Cost: 117,444 X 1.283
Estimated T.C.V: 150,681

(16) Porches/Decks

Area	Type
770	4in Concrete
16	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,416		
			Total:	163,910	106,540
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
Porches					
4in Concrete			770	5,660	3,679
Deck					
Treated Wood			16	715	465
Treated Wood			16	715	465
			Totals:	180,685	117,444

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 150,681

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-010-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANKS BRIAN & MARY LC	NORTH BAY LANDING LLC	0	06/23/2016	QC	21-NOT USED/OTHER	1159-0960	PROPERTY TRANSFER	0.0
MARSEE RONNIE L & IRENE E	HANKS BRIAN & MARY LC	505,000	04/05/2016	MLC	20-MULTI PARCEL SALE REF	1158-1634	PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

NORTH BAY LANDING LLC
10912 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1019 P-503 (L-809 P-214) 234 SELY1/2 OF LOT 10 NORTH BAY VIEW

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
MH	12/29/2016	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	144	25	1,037
Fencing: Wire Mesh, #9	3.74	280	75	785
D/W/P: 3.5 Concrete	6.16	54	50	166
Wood Frame	33.51	49	50	821
Wood Frame	34.90	25	25	218
Total Estimated Land Improvements True Cash Value =				3,027

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	62,700	147,700			89,259C
2024	80,000	59,700	139,700			86,576C
2023	70,000	48,800	118,800			82,454C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 UNIT 4	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 440
Total Base New : 56,738 E.C.F.
Total Depr Cost: 31,205 X 1.283
Estimated T.C.V: 40,036

(16) Porches/Decks

Area	Type
132	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	52,524	28,888
Other Additions/Adjustments					
Porches					
CCP (1 Story)			132	3,039	1,671
Water/Sewer					
Public Sewer			1	1,175	646
			Totals:	56,738	31,205

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 40,036

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 UNIT 5	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 440
Total Base New : 56,738 E.C.F.
Total Depr Cost: 31,205 X 1.283
Estimated T.C.V: 40,036

(16) Porches/Decks

Area	Type
132	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	52,524	28,888
Other Additions/Adjustments					
Porches					
CCP (1 Story)			132	3,039	1,671
Water/Sewer					
Public Sewer			1	1,175	646
			Totals:	56,738	31,205

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 40,036

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 UNIT 6	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 440
Total Base New : 56,738 E.C.F.
Total Depr Cost: 31,205 X 1.283
Estimated T.C.V: 40,036

(16) Porches/Decks

Area	Type
132	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	52,524	28,888
Other Additions/Adjustments					
Porches					
CCP (1 Story)			132	3,039	1,671
Water/Sewer					
Public Sewer			1	1,175	646
			Totals:	56,738	31,205

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 40,036

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALINOWSKI MICHAEL & LINDA	WALTERS NICHOLAS & DANIELA	219,900	08/21/2017	WD	03-ARM'S LENGTH	1163:1032	PROPERTY TRANSFER	100.0
JAENICKE JAMES P & MARCIA	MALINOWSKI MICHAEL & LINDA	187,000	09/29/2014	WD	03-ARM'S LENGTH	1143-2097	PROPERTY TRANSFER	100.0

Property Address

10923 E HOUGHTON LAKE DR

Owner's Name/Address

WALTERS NICHOLAS & DANIELA
33932 GLOUSTER CIRCLE
OXFORD MI 48331

Tax Description

L-456 P-261 234 NW'LY 1/2 OF LOT 11 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/23/2019	PB19-0380	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
MH	12/13/2019	INSPECTED
DMG	09/27/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1340	73	6,436
D/W/P: 3.5 Concrete	6.58	30	94	185
D/W/P: Brick on Sand	18.02	330	94	5,590
Total Estimated Land Improvements True Cash Value =				12,211

Work Description for Permit PB19-0380, Issued 10/23/2019: PENALTY-FAILURE TO PERMIT ON SITE NOTIFICATION-STOP WORK NOTICE ADDITION TO THE FOOTINGS-REPLACE EXTERIOR WALL FRAMING & SHEATING-HOUSE WRAP & SIDING FRAME ONLY 124 LN FT OF WALL X 8 = 992 LAKE TOWNSHIP LAND USE PERMIT #004268 ROSCOMMON CO SOIL EROSION PERMIT #3802

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	88,900	173,900			115,889C
2024	80,000	85,000	165,000			112,405C
2023	70,000	68,800	138,800			107,053C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	2019

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 728 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,092
Total Base New : 170,830 E.C.F.
Total Depr Cost: 124,706 X 1.283
Estimated T.C.V: 159,998

(16) Porches/Decks

Area	Type
30	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	728		
			Total:	127,953	93,405
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,392
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	15,310
Water/Sewer					
Public Sewer			1	1,494	1,091
Water Well, 150 Feet			1	8,594	6,274
Fireplaces					
Exterior 1 Story			1	6,513	4,754
Deck					
w/Roof (Roof portion)			30	658	480
			Totals:	170,830	124,706

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 159,998

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-011-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANKS BRIAN & MARY LC	NORTH BAY LANDING LLC	0	06/23/2016	QC	21-NOT USED/OTHER	1159-0960	PROPERTY TRANSFER	0.0
MARSEE RONNIE L & IRENE E	HANKS BRIAN & MARY LC	505,000	04/05/2016	MLC	20-MULTI PARCEL SALE REF	1158-1634	PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

NORTH BAY LANDING LLC
10912 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1019 P-503 (L-809 P-214) 234 SELY1/2 OF LOT 11 NORTH BAY VIEW

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	176	25	1,183
Fencing: Gates, Wood/SqFt	14.08	36	25	127
D/W/P: 3.5 Concrete	5.78	646	75	2,800
Total Estimated Land Improvements True Cash Value =				4,110

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	100,700	185,700			117,686C
2024	80,000	96,700	176,700			114,148C
2023	70,000	78,400	148,400			108,713C

Who	When	What
AA	09/22/2022	INSPECTED
DMG	08/13/2012	INSPECTED
DMG	04/20/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built 0 UNIT 7 | Remodeled 0

Condition: Average

Room List
Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior
Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows
Many Avg. Few | Large Avg. Small
Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof
Gable | Gambrel
Hip | Mansard
Flat | Shed
Asphalt Shingle

Chimney:

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior
Drywall Paneled | Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 572 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
Gas | Oil | Elec.
Wood | Coal | Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
0 Amps Service

No./Qual. of Fixtures: Ex. | Ord. | Min

No. of Elec. Outlets: Many | Ave. | Few

(13) Plumbing
1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: D
Effec. Age: 35
Floor Area: 572
Total Base New : 88,549 E.C.F.
Total Depr Cost: 57,557 X 1.283
Estimated T.C.V: 73,845

(16) Porches/Decks

Area	Type
90	CCP (1 Story)

(17) Garage
Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	572		
			Total:	65,266	42,423
Other Additions/Adjustments					
Porches					
CCP (1 Story)			90	2,151	1,398
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			572	22,176	14,414
Common Wall: 1 Wall			1	-2,219	-1,442
Water/Sewer					
Public Sewer			1	1,175	764
			Totals:	88,549	57,557

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 73,845

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 UNIT 1	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 440
Total Base New : 56,738 E.C.F.
Total Depr Cost: 31,205 X 1.283
Estimated T.C.V: 40,036

(16) Porches/Decks

Area	Type
132	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	52,524	28,888
Other Additions/Adjustments					
Porches					
CCP (1 Story)			132	3,039	1,671
Water/Sewer					
Public Sewer			1	1,175	646
			Totals:	56,738	31,205

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 40,036

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 UNIT 2	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 440
Total Base New : 56,738 E.C.F.
Total Depr Cost: 31,205 X 1.283
Estimated T.C.V: 40,036

(16) Porches/Decks

Area	Type
132	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	52,524	28,888
Other Additions/Adjustments					
Porches					
CCP (1 Story)			132	3,039	1,671
Water/Sewer					
Public Sewer			1	1,175	646
			Totals:	56,738	31,205

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 40,036

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 UNIT 3	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 440
Total Base New : 56,738 E.C.F.
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(16) Porches/Decks

Area	Type
132	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	52,524	28,888
Other Additions/Adjustments					
Porches					
CCP (1 Story)			132	3,039	1,671
Water/Sewer					
Public Sewer			1	1,175	646
			Totals:	56,738	31,205

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 40,036

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILEMAN RICHARD H & ESTHER	FLAISHANS MICHAEL J & LORI	197,500	10/26/2017	WD	03-ARM'S LENGTH	1164:0100	PROPERTY TRANSFER	100.0
		162,500	12/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10927 E HOUGHTON LAKE DR

Owner's Name/Address

FLAISHANS MICHAEL J & LORI M
42020 MIDTOWN CIR UNIT 100
NOVI MI 48375

Tax Description

L-821 P-104 234 10927 E HOUGHTON LAKE DRIVE 48629SELY 1/2 OF LOT 12 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1676	75	8,271
Total Estimated Land Improvements True Cash Value =				8,271

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	98,700	183,700			120,880C
2024	80,000	93,000	173,000			117,246C
2023	70,000	75,000	145,000			111,663C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	2022

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 10
Floor Area:
Total Base New : 183,928 E.C.F.
Total Depr Cost: 139,785 X 1.283
Estimated T.C.V: 179,344

(16) Porches/Decks

Area	Type
267	Treated Wood
72	Treated Wood
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1512		
			Total:	118,860	90,333
Other Additions/Adjustments					
42" frost-free footings, foundation			166	10,705	8,136
Plumbing					
3 Fixture Bath			1	3,921	2,980
Deck					
Treated Wood			267	5,308	4,034
Treated Wood			72	2,264	1,721
Treated Wood			18	869	660
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	30,855	23,450
Water/Sewer					
Public Sewer			1	1,914	1,455
Water Well, 150 Feet			1	9,232	7,016
			Totals:	183,928	139,785

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 179,344

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-012-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRIGHTON FAMILY TRUST	COCKE JUDY & COCKE MYCHAL	369,900	05/07/2024	WD	03-ARM'S LENGTH	1187:531	PROPERTY TRANSFER	100.0
BRIGHTON FRED G II & MARCE	BRIGHTON FAMILY TRUST	0	01/27/2017	QC	21-NOT USED/OTHER	1161:1013	PROPERTY TRANSFER	0.0
CAIRNS ROY R & NIKKI L	BRIGHTON II, FRED & MARCEI	225,000	06/20/2008	WD	03-ARM'S LENGTH	1073/2694	OTHER	100.0

Property Address

10937 E HOUGHTON LAKE DR

Owner's Name/Address

COCKE JUDY & COCKE MYCHAL
5616 CAROL RUN N
WEST BLOOMFIELD MI 48322

Tax Description

234 L-849 P-29 (L-666 P-148) NW'LY 1/2 OF LOT 12 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	05/13/2011	110052	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	144	75	1,759
D/W/P: 3.5 Concrete	6.58	1664	75	8,212
Total Estimated Land Improvements True Cash Value =				9,971

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	86,800	171,800			171,800S
2024	80,000	82,700	162,700			100,503C
2023	70,000	67,000	137,000			95,718C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1350 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 42
Floor Area: 1,350
Total Base New : 212,484 E.C.F.
Total Depr Cost: 123,242 X 1.283
Estimated T.C.V: 158,119

(16) Porches/Decks

Area	Type
150	CPP
42	CPP

(17) Garage

Year Built: 1994
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1350 SF Floor Area = 1350 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,350		
			Total:	174,170	101,019
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,695
Porches					
CPP			150	2,867	1,663
CPP			42	1,075	623
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			560	21,857	12,677
Common Wall: 1 Wall			1	-2,219	-1,287
Water/Sewer					
Public Sewer			1	1,494	867
Water Well, 150 Feet			1	8,594	4,985
			Totals:	212,484	123,242

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 158,119

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CROCKER WILLIAM & KAREN	CROCKER WILLIAM C & KAREN	0	09/11/2018	WD	21-NOT USED/OTHER	1167:0850	PROPERTY TRANSFER	0.0
MIKOLAIZIK JAMES D & LESLE	CROCKER WILLIAM & KAREN	405,000	08/18/2017	WD	03-ARM'S LENGTH	1163:1091	PROPERTY TRANSFER	100.0
ADAMS TERRY V &	MIKOLAIZIK, JAMES & LESLEY	350,000	08/01/2011	WD	03-ARM'S LENGTH	1106/2541	OTHER	100.0
		289,000	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11051 E HOUGHTON LAKE DR

Owner's Name/Address

CROCKER WILLIAM C & KAREN TRUST
23991 ARGYLE ST
NOVI MI 48374

Tax Description

234 L-991 P-2022 (L-674 P-480) LOT 13 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/20/2021	PB21-0317A	COMPLETE
Res. Add/Alter/Repair	10/04/2021	PB21-0317	COMPLETE
Res. Add/Alter/Repair	06/28/2019	PB19-0188	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	11/09/2021	INSPECTED
KH	10/30/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1364	73	6,552
D/W/P: 3.5 Concrete	6.58	540	73	2,594
D/W/P: 3.5 Concrete	6.58	225	73	1,081
D/W/P: 3.5 Concrete	6.58	240	95	1,500
Total Estimated Land Improvements True Cash Value =				11,727

Work Description for Permit PB21-0317A, Issued 10/20/2021: STORAGE BUILDING MEASUREMENTS CHANGED TO 32 X 36 = 1152 SQUARE FEET. LAND USE DATED 5/4/21 #004405. ROSCOMMON SOIL EROSION DATED 6/25/21 #4009.
Work Description for Permit PB21-0317, Issued 10/04/2021: 26 X 36 = 936 SQUARE FEET UNATTACHED STORAGE BUILDING. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 6/25/21 #4009. LAKE TOWNSHIP LAND USE DATED 5/4/21 #004405. MEASUREMENTS & FEE BASIS WAS INITIALLY WRONG/CORRECTED 10/4/21 PR
Work Description for Permit PB19-0188, Issued 06/28/2019: ROOF FRAME OVER EXISTING LAKE SIDE EXTERIOR DECK-SINGLE FAMILY RESIDENTIAL 12 X 26 X 7 = 312 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4239

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	214,300	384,300			249,991C
2024	160,000	205,200	365,200			242,475C
2023	140,000	166,400	306,400			230,929C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
5	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1456 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 19
Floor Area: 2,184
Total Base New : 385,491 E.C.F.
Total Depr Cost: 318,166 X 1.283
Estimated T.C.V: 408,207

(16) Porches/Decks

Area	Type
144	CCP (1 Story)
504	Treated Wood
392	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 504
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 5
(11) Heating System: Forced Heat & Cool
Ground Area = 1456 SF Floor Area = 2184 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,456			
			Total:	276,661	224,105	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,763	
Porches						
CCP (1 Story)			144	3,927	3,181	
Deck						
Treated Wood			504	7,590	6,148	
w/Roof (Roof portion)			392	6,025	5,603	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1008	33,687	27,286	
Storage Over Garage			504	6,925	5,609	
Common Wall: 1/2 Wall			1	-1,106	-896	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1152	37,048	35,196	*9
Water/Sewer						
Public Sewer			1	1,494	1,210	
Water Well, 150 Feet			1	8,594	6,961	
			Totals:	385,491	318,166	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 408,207

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		250,000	05/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11055 E HOUGHTON LAKE DR

Owner's Name/Address

WASEN GERALD G & KATHLEEN A
TRUST 5/3/05
35204 DRAKE HTS
FARMINGTON HILLS MI 48335

Tax Description

L-1038 P-2657 (L-1007P-309&L-689P-271)
234 NWLY 1/2 OF LOT 14 NORTH BAY VIEW.
11055 E HOUGHTON LK DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/28/2019	PB19-0187	COMPLETE
ADDITION	06/01/2016	PB16-0381	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	07/19/2024	INSPECTED
MH	08/07/2017	INSPECTED
DMG	05/09/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	496	21	642
D/W/P: 3.5 Concrete	6.16	188	21	243
Metal Prefab/Conc.	21.71	100	46	999
Total Estimated Land Improvements True Cash Value =				1,884

Work Description for Permit PB19-0187, Issued 06/28/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	102,700	187,700			107,006C
2024	80,000	98,200	178,200			103,789C
2023	70,000	78,900	148,900			98,847C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	2017

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1540 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: CD
Effec. Age: 24
Floor Area: 1,540
Total Base New : 203,916 E.C.F.
Total Depr Cost: 154,975 X 1.283
Estimated T.C.V: 198,833

(16) Porches/Decks

Area	Type
48	WGEP (1 Story)
256	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1540 SF Floor Area = 1540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,540		
			Total:	165,488	125,770
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			48	5,457	4,147
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	16,209	12,319
Water/Sewer					
Public Sewer			1	1,326	1,008
Water Well, 150 Feet			1	8,359	6,353
Fireplaces					
Direct-Vented Gas			1	2,149	1,633
Deck					
Composite			256	4,928	3,745
			Totals:	203,916	154,975

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 198,833

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-014-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALLEJA DENNIS A & ANN M	GIAMMALVA STEVEN M & LISA	399,900	05/27/2022	WD	03-ARM'S LENGTH	1181:882	PROPERTY TRANSFER	100.0
POPEVICH LINDA T TRUST EST	CALLEJA DENNIS A & ANN M	150,000	08/19/2016	WD	03-ARM'S LENGTH	1159-2305	PROPERTY TRANSFER	100.0
TAYLOR CHARLES C	POPEVICH, LINDA	145,000	07/30/2010	WD	03-ARM'S LENGTH	1095/911	OTHER	100.0

Property Address

11053 E HOUGHTON LAKE DR

Owner's Name/Address

GIAMMALVA STEVEN M & LISA
6870 ABRAHAMSON RD
LUDINGTON MI 49431

Tax Description

L-243 P-265 234 SE'LY 1/2 OF LOT 14 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/06/2020	PB20-0214	COMPLETE
GARAGE	09/21/2018	LU18-4200	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
QT	12/04/2020	INSPECTED
QT	10/26/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, 2 Rail	16.29	152	94	2,327
D/W/P: 3.5 Concrete	6.58	168	72	796
D/W/P: 3.5 Concrete	6.58	98	72	464
D/W/P: 3.5 Concrete	6.58	265	72	1,256
Total Estimated Land Improvements True Cash Value =				4,843

Work Description for Permit PB20-0214, Issued 08/06/2020: ONE STORY RESIDENTIAL ROOFED PORCH, 14 X 12 = 168 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4320; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 8/3/2020
Work Description for Permit LU18-4200, Issued 09/21/2018: 16X24 GARAGE ADDITION. **PERMIT CANCELLED. DOES NOT MEET SETBACKS. ZBA HEARING REQUESTED BY PROPERTY OWNER.**

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	101,100	186,100			160,217C
2024	80,000	96,900	176,900			155,400C
2023	70,000	78,000	148,000			148,000S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1960	2021

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 748 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 748
Total Base New : 112,730 E.C.F.
Total Depr Cost: 90,591 X 1.283
Estimated T.C.V: 116,228

(16) Porches/Decks

Area	Type
168	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1960
(11) Heating System: Forced Air w/ Ducts
Ground Area = 748 SF Floor Area = 748 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	748		
			Total:	99,736	79,789
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Deck					
w/Roof (Roof portion)			168	2,906	2,732
			Totals:	112,730	90,591

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 116,228

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2020 GUES	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows

Many	Large
Avg.	Avg.
Few	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall	Plaster
Paneled	Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 324 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
X Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 324
Total Base New : 67,807 E.C.F.
Total Depr Cost: 59,090 X 1.283
Estimated T.C.V: 75,812

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 540
% Good: 70
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls C Blt 2020
(11) Heating System: Space Heater
Ground Area = 324 SF Floor Area = 324 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	324			
			Total:	45,005	42,755	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			540	21,308	14,916	*7
Water/Sewer						
Public Sewer			1	1,494	1,419	
			Totals:	67,807	59,090	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 75,812

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FELDPAUSCH GENE & BRENDA	FIORANI THERESA A & DOUGLA	299,900	06/15/2020	WD	03-ARM'S LENGTH	1172:2219	PROPERTY TRANSFER	100.0
		224,000	05/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11059 E HOUGHTON LAKE DR

Owner's Name/Address

FIORANI THERESA A & DOUGLAS J
1317 SHEPHARDS LN
OXFORD MI 48371

Tax Description

L-1043 P-2144 (L-767 P-182) 234 SE'LY 1/2 OF LOT 15 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/18/2024	PB24-0334	COMPLETE
ADDITION	05/24/2013	741	COMPLETE
GARAGE	07/23/2010	171	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	10/26/2020	INSPECTED
DMG	12/02/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	965	74	4,699
Total Estimated Land Improvements True Cash Value =				4,699

Work Description for Permit PB24-0334, Issued 09/18/2024: REMODEL OF 480 SQUARE FEET DWELLING. NO LAND USE REQUIRED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	117,400	202,400			135,851C
2024	80,000	102,300	182,300			131,767C
2023	70,000	82,500	152,500			125,493C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 1,296
Total Base New : 225,016 E.C.F.
Total Depr Cost: 174,460 X 1.283
Estimated T.C.V: 223,832

(16) Porches/Decks

Area	Type
240	WCP (1 Story)
140	Brzwy, FW

(17) Garage

Year Built: 2010
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 88
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 936 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	936			
0.5 Story	Siding	Overhang	720			
			Total:	156,497	118,940	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,531	
Porches						
WCP (1 Story)			240	8,926	6,784	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	29,817	26,239	*8
Common Wall: 1/2 Wall			1	-1,106	-973	
Water/Sewer						
Public Sewer			1	1,494	1,135	
Water Well, 150 Feet			1	8,594	6,531	
Fireplaces						
Exterior 1 Story			1	6,513	4,950	
Breezeways						
Frame Wall			140	9,635	7,323	
			Totals:	225,016	174,460	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 223,832

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-015-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MITCHELL JAMES H & RUTH	ALLEN DARREN V & KRISTINE	405,000	08/16/2019	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
		126,000	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11061 E HOUGHTON LAKE DR

Owner's Name/Address

ALLEN DARREN V & KRISTINE B
4295 FIELDVIEW DR
GRAND LEDGE MI 48837

Tax Description

L-965 P-88 (L-845P-151&L-648P-105) 234
11061 N SHORE DRNW'LY 1/2 OF LOT 15 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2277	75	11,237
Total Estimated Land Improvements True Cash Value =				11,237

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	267,300	352,300			259,196C
2024	80,000	255,800	335,800			251,403C
2023	70,000	207,300	277,300			239,432C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 2,508
Total Base New : 442,918 E.C.F.
Total Depr Cost: 398,624 X 1.283
Estimated T.C.V: 511,435

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
60	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1224 SF Floor Area = 2508 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	936		
1+ Story	Siding	Crawl Space	288		
0.5 Story	Siding	Overhang	672		
1 Story	Siding	Overhang	12		
			Total:	352,091	316,879

Other Additions/Adjustments

Exterior			
Stone Veneer	24	1,119	1,007
Plumbing			
3 Fixture Bath	2	13,663	12,297
Porches			
CCP (1 Story)	80	2,944	2,650
CCP (1 Story)	60	2,259	2,033
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	672	32,854	29,569
Common Wall: 1/2 Wall	1	-1,322	-1,190
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	19,637	17,673
Water/Sewer			
Public Sewer	1	1,914	1,723
Water Well, 150 Feet	1	9,232	8,309
Fireplaces			
Exterior 1 Story	1	8,527	7,674

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11063 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LUEDKE LEON L & CONNIE L 16496 EDINBURGH DR CLINTON TOWNSHIP MI 48035	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	884	75	4,363
Total Estimated Land Improvements True Cash Value =				4,363

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	98,200	183,200			96,327C
2024	80,000	93,600	173,600			93,431C
2023	70,000	75,500	145,500			88,982C

Tax Description

L-647 P-381 234 SE'LY 1/2 OF LOT 16 NORTH BAY VIEW.

Comments/Influences

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/20/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 600 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,320
Total Base New : 213,498 E.C.F.
Total Depr Cost: 145,178 X 1.283
Estimated T.C.V: 186,263

(16) Porches/Decks

Area	Type
198	WGEP (1 Story)
262	Treated Wood
72	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	600		
1 Story	Siding	Overhang	60		
1 Story	Siding	Overhang	60		
			Total:	156,243	106,245
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
WGEP (1 Story)			198	15,004	10,203
Deck					
Treated Wood			262	4,947	3,364
Balcony					
Wood Balcony			72	2,933	1,994
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	13,353
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
			Totals:	213,498	145,178

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 186,263

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-016-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN KRISTINE B & DARREN	COULTER JENNIFER & JOSHUA	255,000	08/16/2019	WD	03-ARM'S LENGTH	1170:0604	PROPERTY TRANSFER	100.0
DAVIS TODD W & KELLI K	ALLEN KRISTINE B & DARREN	195,000	04/27/2017	WD	03-ARM'S LENGTH	1162:775	PROPERTY TRANSFER	100.0
DALY BRIAN J & KIMBERLY K	DAVIS, TODD & KELLI	182,500	06/29/2012	WD	03-ARM'S LENGTH	1117/1724	OTHER	100.0
		145,000	09/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11067 E HOUGHTON LAKE DR

Owner's Name/Address

COULTER JENNIFER & JOSHUA
1691 KERN RD
REESE MI 48757

Tax Description

L-764 P-448 234 NW'LY 1/2 OF LOT 16 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	10/25/2007	PB07-0360	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

AA 09/22/2022 INSPECTED
DMG 05/09/2013 INSPECTED
DMG 04/20/2010 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	839	75	4,141
Total Estimated Land Improvements True Cash Value =				4,141

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	75,700	160,700			114,060C
2024	80,000	72,300	152,300			110,631C
2023	70,000	58,200	128,200			105,363C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 952 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 952
Total Base New : 176,527 E.C.F.
Total Depr Cost: 111,212 X 1.283
Estimated T.C.V: 142,685

(16) Porches/Decks

Area	Type
110	CCP (1 Story)
160	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	952		
			Total:	127,779	80,502
Other Additions/Adjustments					
Porches					
CCP (1 Story)			110	3,067	1,932
CGEP (1 Story)			160	10,618	6,689
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	12,371
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Interior 1 Story			1	5,338	3,363
			Totals:	176,527	111,212

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 142,685

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCRUIRE SHERRY L REV TRUST	PERO ROBERT & KAREN	326,750	04/03/2024	WD	16-LC PAYOFF	1186:2398	DEED	0.0
MCGUIRE PAUL F & SHERRY L	PERO ROBERT & KAREN LC	326,750	04/24/2015	LC	03-ARM'S LENGTH	1149-783	PROPERTY TRANSFER	100.0
		244,700	12/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11071 E HOUGHTON LAKE DR

Owner's Name/Address

PERO ROBERT & KAREN
11071 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-947 P-1525 (L-820 P-449) 234 LOT 17 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 03/16/2020
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/26/2020	PB20-0135	COMPLETE
REMODEL	10/17/2011	233	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
QT	10/26/2020	INSPECTED
DMG	05/09/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	98.00	150.00	1.0000	1.0000	3400	100		333,200
98 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	333,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	774	63	3,209
D/W/P: 5in Ren. Conc.	8.94	162	98	1,419
Wood Frame	29.53	96	68	1,928
Total Estimated Land Improvements True Cash Value =				6,556

Work Description for Permit PB20-0135, Issued 06/26/2020: ONE STORY RESIDENTIAL ADDTION WITH ROOFED PORCH ADDITION 22 X 28 X 8 = 616 TOTAL SQ FT + 6 X 28 = 168 PORCH = 784 TOTAL SQ FT LAKE TOWNSHIP ZONING & LAND USE PERMIT #4304 ROSCOMMON COUNTY SOIL EROSION PERMIT #3858

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	166,600	169,700	336,300			220,192C
2024	156,800	162,000	318,800			213,572C
2023	137,200	131,400	268,600			203,402C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2423 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 2,423
Total Base New : 363,015 E.C.F.
Total Depr Cost: 253,510 X 1.283
Estimated T.C.V: 325,253

(16) Porches/Decks

Area	Type
168	CCP (1 Story)
357	Treated Wood
224	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2423 SF Floor Area = 2423 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,807			
1 Story	Siding	Crawl Space	616			*9
			Total:	298,897	210,677	

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	2,927	
Porches				
CCP (1 Story)	168	4,512	4,241	*9
Deck				
Treated Wood	357	6,055	3,815	
Treated Wood	224	4,467	2,814	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	676	25,012	15,758	
Water/Sewer				
Public Sewer	1	1,494	941	
Water Well, 150 Feet	1	8,594	5,414	
Fireplaces				
Interior 1 Story	1	5,338	3,363	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,560	*8
	Totals:	363,015	253,510	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 325,253

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUSSOW DUANE & ANNETTE	RUSSOW DUANE M & ANNETTE D	0	02/03/2021	QC	18-LIFE ESTATE	1175:1479	DEED	0.0
GONIEA ROBERT J & KATHALIN	RUSSOW DUANE & ANNETTE	0	09/14/2019	OTH	06-COURT JUDGEMENT	1170:0997	OTHER	0.0
GONIEA ROBERT J & KATHALIN	RUSSOW DUANE & ANNETTE	140,117	05/24/2019	SD	10-FORECLOSURE	1169:1457	PROPERTY TRANSFER	0.0

Property Address

11081 E HOUGHTON LAKE DR

Owner's Name/Address

RUSSOW DUANE M & ANNETTE D [LE]
24294 CLARK RD
BELLEVILLE MI 48111

Tax Description

L-969 P-1869 (L-743 P-250) 234 NWLY 1/2 OF LOT 18 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/08/2020	PB20-0267	COMPLETE
ROOF	12/10/2018	PB18-0389	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
QT	10/26/2020	INSPECTED
DMG	05/09/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	49.00	150.00	1.0000	1.0000	3400	100		166,600
49 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	166,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1000	48	1,488
D/W/P: 3.5 Concrete	6.58	102	48	322
D/W/P: 3.5 Concrete	6.58	30	48	95
Total Estimated Land Improvements True Cash Value =				1,905

Work Description for Permit PB20-0267, Issued 09/08/2020: RESIDENTIAL ROOFED DECK 10 X 4 = 40 SQ FT OPEN TREATED DECK 3 X 16 = 48 SQ FT LAKE TOWNSHIP LAND USE PERMIT #4337 ROSCOMMON COUNTY 225 SQ FT WAIVER DATED 8/25/20
Work Description for Permit PB18-0389, Issued 12/10/2018: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	83,300	46,400	129,700			93,741C
2024	78,400	43,100	121,500			90,923C
2023	68,600	34,500	103,100			86,594C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 22
Floor Area:
Total Base New : 129,664 E.C.F.
Total Depr Cost: 66,421 X 1.283
Estimated T.C.V: 85,218

(16) Porches/Decks

Area	Type
184	Treated Wood
112	Treated Wood
32	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	576		
Addition	Siding	Crawl	576		
			Total:	82,873	42,266
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Sim. St/Brk			72	1,232	628
Plumbing					
3 Fixture Bath			1	3,054	1,558
Deck					
Treated Wood			184	3,917	1,998
Treated Wood			112	2,794	1,425
w/Roof (Roof portion)			32	694	645
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	25,012	12,756
Water/Sewer					
Public Sewer			1	1,494	762
Water Well, 150 Feet			1	8,594	4,383
			Totals:	129,664	66,421

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 85,218

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-018-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAGUIRE MARGARITE & MAGUIR	HINDS BENN J & JANICE A	65,000	09/18/2017	QC	21-NOT USED/OTHER	1163:1679	PROPERTY TRANSFER	100.0
MAGUIRE MARGARITE & ETAL	MAGUIRE MARGARITE & MAGUIF	0	08/07/2017	WD	09-FAMILY	1163:1658	PROPERTY TRANSFER	100.0
MAGUIRE MARGARITE	MAGUIRE MARGARITE & MAGUIF	0	04/29/2008	QC	21-NOT USED/OTHER	1071-1479	PROPERTY TRANSFER	0.0
		43,000	07/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11077 E HOUGHTON LAKE DR

Owner's Name/Address

HINDS BENN J & JANICE A
985 S GRAHAM RD
SAGINAW MI 48609

Tax Description

L-768 P-30 234 E'LY 1/2 OF SE'LY 1/2 OF LOT 18 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	956	50	2,944
Total Estimated Land Improvements True Cash Value =				2,944

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	39,100	56,000			32,174C
2024	12,500	37,000	49,500			31,207C
2023	10,000	32,300	42,300			29,721C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 768
Total Base New : 128,978 E.C.F.
Total Depr Cost: 87,706 X 0.833
Estimated T.C.V: 73,059

(16) Porches/Decks

Area	Type
239	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	63,726
Other Additions/Adjustments					
Deck					
Treated Wood			239	4,553	3,096
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,923	14,228
Common Wall: 1 Wall			1	-2,045	-1,391
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Wood Stove			1	2,149	1,461
			Totals:	128,978	87,706

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 73,059

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-018-7500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11079 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
HINDS BENN J & JANICE A 985 S GRAHAM RD SAGINAW MI 48609	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	50,000	135,000			78,828C
2024	80,000	47,700	127,700			76,458C
2023	70,000	37,900	107,900			72,818C

Tax Description

L-623 P-91 234 W'LY 1/2 OF SE'LY 1/2 OF LOT 18 NORTH BAY VIEW.

Comments/Influences

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DG	04/20/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 804 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 804
Total Base New : 119,871 E.C.F.
Total Depr Cost: 75,519 X 1.283
Estimated T.C.V: 96,891

(16) Porches/Decks

Area	Type
16	CPP
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 804 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	520		
1 Story	Siding	Crawl Space	200		
1 Story	Siding	Crawl Space	84		
			Total:	100,499	63,315

Other Additions/Adjustments

Deck			
Treated Wood	240	4,565	2,876
Water/Sewer			
Public Sewer	1	1,326	835
Water Well, 150 Feet	1	8,359	5,266
Fireplaces			
Interior 1 Story	1	4,700	2,961
Porches			
CPP	16	422	266
	Totals:	119,871	75,519

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 96,891

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IVERSON PAUL O & SHARON K	IVERSON PAUL O & SHARON K	0	09/27/2017	QC	18-LIFE ESTATE	1163:2033	PROPERTY TRANSFER	0.0
IVERSON PAUL O	IVERSON PAUL O & SHARON K	0	07/11/2017	QC	09-FAMILY	1163:0047	PROPERTY TRANSFER	0.0

Property Address

11085 E HOUGHTON LAKE DR

Owner's Name/Address

IVERSON PAUL O & SHARON K [LE]
11085 E HOUGHTON LK DR
HOUGHTON LAKE MI 48629

Tax Description

L-396 P-153 234 11085 E HGTN LAKE DR
48629 SE'LY 1/2 OF LOT 19 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 02/16/1995
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	08/25/2017	PB17-0287	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	49.00	150.00	1.0000	1.0000	3400	100		166,600
49 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	166,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	385	75	1,900
D/W/P: Asphalt Paving	3.10	2052	50	3,180
Total Estimated Land Improvements True Cash Value =				5,080

Work Description for Permit PB17-0287, Issued 08/25/2017: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	83,300	90,900	174,200			94,964C
2024	78,400	86,900	165,300			92,109C
2023	68,600	70,000	138,600			87,723C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1191 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,191
Total Base New : 205,804 E.C.F.
Total Depr Cost: 133,772 X 1.283
Estimated T.C.V: 171,629

(16) Porches/Decks

Area	Type
258	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1191 SF Floor Area = 1191 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,191		
			Total:	160,484	104,315
Other Additions/Adjustments					
Deck					
Treated Wood			258	4,894	3,181
Treated Wood			48	1,730	1,124
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	15,125
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Interior 1 Story			1	5,338	3,470
			Totals:	205,804	133,772

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 171,629

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-019-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
11099 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BAKITA RICHARD W & SUE J TRUST CLARK JOE T 8293 CHILDSDALE AVE NE ROCKFORD MI 49341-9237	2026 Est TCV Tentative					

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-595 P-700 234 NWLY 1/2 OF LOT 19 NORTH BAY VIEW

Comments/Influences

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	49.00	150.00	1.0000	1.0000	3400	100		166,600
49 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	166,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	634	75	3,129
D/W/P: Asphalt Paving	3.10	1060	50	1,643
Total Estimated Land Improvements True Cash Value =				4,772

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	83,300	64,800	148,100			82,416C
2024	78,400	60,900	139,300			79,938C
2023	68,600	48,800	117,400			76,132C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 14
Floor Area:
Total Base New : 135,510 E.C.F.
Total Depr Cost: 92,147 X 1.283
Estimated T.C.V: 118,225

(16) Porches/Decks

Area	Type
63	CCP (1 Story)
16	CPP
16	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	1040		
			Total:	79,745	54,227
Other Additions/Adjustments					
42" frost-free footings, foundation			144	8,493	5,775
Plumbing					
3 Fixture Bath			1	3,054	2,077
Porches					
CCP (1 Story)			63	1,536	1,044
CPP			16	447	304
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			936	31,787	21,615
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Deck					
w/Roof (Roof portion)			16	360	245
			Totals:	135,510	92,147

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 118,225

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCKAY PATRICK G & MURIEL A	MCKAY PATRICK S & NICOLE	180,000	03/09/2018	WD	09-FAMILY	1165:0183	PROPERTY TRANSFER	0.0
MCKAY KENNETH & KALINSKY D	MCKAY PATRICK S & NICOLE	0	03/09/2018	WD	09-FAMILY	1166:0071	PROPERTY TRANSFER	0.0
MCKAY PATRICK G & MURIEL A	MCKAY KENNETH & KALINSKY I	0	09/28/2017	QC	09-FAMILY	1166:068	PROPERTY TRANSFER	0.0

Property Address

11111 E HOUGHTON LAKE DR

Owner's Name/Address

MCKAY PATRICK S & NICOLE
21600 LAKELAND
SAINT CLAIR SHORES MI 48081

Tax Description

L-420 P-129 234 SE'LY 1/2 OF LOT 20 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	12/10/2018	PB18-0384	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	07/19/2024	INSPECTED
KH	10/30/2019	INSPECTED
MH	08/07/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	57.00	150.00	1.0000	1.0000	3400	100		193,800
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	193,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	330	46	877
D/W/P: 3.5 Concrete	5.78	250	46	665
D/W/P: 3.5 Concrete	5.78	6	46	16
Total Estimated Land Improvements True Cash Value =				1,558

Work Description for Permit PB18-0384, Issued 12/10/2018: REPAIR ATTACHED GARAGE ROOF, DAMAGE FROM TREE **REVISED BY INSPECTOR 3-3-19, REPLACE 10X15 SUNROOM, REPLACE HOUSE TRUSSES.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	96,900	62,800	159,700			89,837C
2024	91,200	60,000	151,200			87,136C
2023	79,800	48,100	127,900			82,987C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 988 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 37
Floor Area: 988
Total Base New : 143,176 E.C.F.
Total Depr Cost: 94,227 X 1.283
Estimated T.C.V: 120,893

(16) Porches/Decks

Area	Type
180	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	988			
			Total:	104,552	65,868	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			180	9,140	8,500	*9
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	16,056	11,400	*7
Water/Sewer						
Public Sewer			1	1,175	740	
Water Well, 150 Feet			1	8,124	5,118	
Fireplaces						
Interior 1 Story			1	4,129	2,601	
			Totals:	143,176	94,227	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 120,893

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-020-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURTH DIANNE L	PRICE DENNIS R	0	06/20/2017	QC	21-NOT USED/OTHER	1168:876	PROPERTY TRANSFER	50.0
PRICE GARY L	PRICE DENNIS R & KURTH DIA	0	05/19/2017	QC	21-NOT USED/OTHER	1162:1270	PROPERTY TRANSFER	33.0
PRICE L MARIE ESTATE	PRICE DENNIS R & KURTH DIA	0	05/18/2017	OTH	08-ESTATE	1162:1269	PROPERTY TRANSFER	100.0

Property Address

11121 E HOUGHTON LAKE DR

Owner's Name/Address

PRICE DENNIS R
214 EAGLE BLUFF
OAKWOOD IL 61858

Tax Description

L-372 P-313 234 11121 E HOUGHTON LK DRNW'LY 1/2 OF LOT 20 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	57.00	150.00	1.0000	1.0000	3400	100		193,800
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	193,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.25	162	50	506
Wood Frame	26.62	96	75	1,917
Total Estimated Land Improvements True Cash Value =				2,423

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	96,900	86,200	183,100			118,046C
2024	91,200	81,100	172,300			114,497C
2023	79,800	65,300	145,100			109,045C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1316 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,756
Total Base New : 219,167 E.C.F.
Total Depr Cost: 129,112 X 1.283
Estimated T.C.V: 165,651

(16) Porches/Decks

Area	Type
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1316 SF Floor Area = 1756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Block	Slab	876			
2 Story	Block	Slab	440			
			Total:	185,445	109,411	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,558	1,509	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	16,166	9,538	
Water/Sewer						
Public Sewer			1	1,345	794	
Water Well, 150 Feet			1	8,478	5,002	
Fireplaces						
Interior 1 Story			1	4,767	2,813	
Deck						
Treated Wood			9	408	45	*1
			Totals:	219,167	129,112	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 165,651

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANCTIL ANNICK & HOULE CHRI	ANCTIL ANNICK & HOULE CHRI	0	02/12/2024	WD	14-INTO/OUT OF TRUST	1186:779	PROPERTY TRANSFER	0.0
WOLFE CRAIG & KELLY TRUST	ANCTIL ANNICK & HOULE CHRI	215,000	06/10/2019	WD	03-ARM'S LENGTH	1169:1555	PROPERTY TRANSFER	100.0
WOLFE CRAIG & KELLY	WOLFE CRAIG & KELLY TRUST	0	06/08/2017	WD	21-NOT USED/OTHER	1162:1962	PROPERTY TRANSFER	0.0
WERNER CONNIE S	WOLFE, CRAIG & KELLY	175,000	06/16/2011	WD	03-ARM'S LENGTH	1105/994	OTHER	100.0

Property Address

11135 E HOUGHTON LAKE DR

Owner's Name/Address

ANCTIL ANNICK & HOULE CHRISTIAN RLT
4019 SHOALS DR
OKEMOS MI 48864-3465

Tax Description

L-1054 P-2084(L-984P-2113&L-781 P-176)
234 LOT 21 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	07/29/2019	LU19-4247	COMPLETE

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What
QT 07/19/2024 INSPECTED
KH 10/30/2019 INSPECTED
DMG 05/09/2013 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	115.00	100.00	1.0000	0.9221	3400	100		360,544
115 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	360,544

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	20.59	147	88	2,664
Fencing: Gates, Wood/SqFt	14.08	41	88	508
D/W/P: 3.5 Concrete	5.78	156	54	487
Total Estimated Land Improvements True Cash Value =				3,659

Work Description for Permit LU19-4247, Issued 07/29/2019: NEW FENCING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	180,300	42,900	223,200			165,207C
2024	169,700	40,900	210,600			160,240C
2023	148,500	32,700	181,200			152,610C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 780 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 47
Floor Area: 780
Total Base New : 116,810 E.C.F.
Total Depr Cost: 61,909 X 1.283
Estimated T.C.V: 79,430

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	780		
			Total:	84,122	44,584
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	19,260	10,208
Water/Sewer					
Public Sewer			1	1,175	623
Water Well, 150 Feet			1	8,124	4,306
Fireplaces					
Interior 1 Story			1	4,129	2,188
			Totals:	116,810	61,909

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 79,430

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILTON ARTHUR C & CARMEN F	PATZNER NEIL	157,500	11/30/2018	WD	08-ESTATE	1167:2621	PROPERTY TRANSFER	100.0
HILTON LEON A		0	03/06/2018	OTH	07-DEATH CERTIFICATE	1167:2619	OTHER	0.0
HILTON CARMEN F		0	07/08/2004	OTH	07-DEATH CERTIFICATE	1167:2617	OTHER	0.0
HILTON ARTHUR		0	12/19/2002	OTH	07-DEATH CERTIFICATE	1167:2616	OTHER	0.0

Property Address

11149 E HOUGHTON LAKE DR

Owner's Name/Address

PATZNER NEIL
8275 S STONE RIDGE
BLOOMINGTON IN 47401

Tax Description

L-917 P-282 (L-454 P-288) 234 NW'LY 1/2 OF LOT 22 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	03/29/2019	PB19-0033	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	57.00	150.00	1.0000	1.0000	3400	100		193,800
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	193,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	1468	48	1,896
D/W/P: 3.5 Concrete	5.78	673	48	1,867
Wood Frame	27.81	64	72	1,282
Total Estimated Land Improvements True Cash Value =				5,045

Work Description for Permit PB19-0033, Issued 03/29/2019: REMOVE AND REPLACE 6X6 EXERTIOR CORNER.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	96,900	69,600	166,500			111,130C
2024	91,200	66,200	157,400			107,789C
2023	79,800	53,400	133,200			102,657C

Who	When	What
QT	07/19/2024	INSPECTED
KH	10/30/2019	INSPECTED
QT	11/13/2018	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1678 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 48
Floor Area: 1,678
Total Base New : 190,191 E.C.F.
Total Depr Cost: 101,436 X 1.283
Estimated T.C.V: 130,142

(16) Porches/Decks

Area	Type
108	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1678 SF Floor Area = 1678 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,678			
			Total:	160,720	83,575	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,245	1,687	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			432	13,928	10,167	*7
Common Wall: 1 Wall			1	-1,844	-1,346	
Water/Sewer						
Public Sewer			1	1,175	611	
Water Well, 150 Feet			1	8,124	4,224	
Fireplaces						
Interior 1 Story			1	4,129	2,147	
Porches						
4in Concrete			108	714	371	
			Totals:	190,191	101,436	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 130,142

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-022-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCINTOSH NANCY	BROWN, STEVEN & MICHELLE	115,000	09/23/2011	WD	03-ARM'S LENGTH	1107/2097	OTHER	100.0

Property Address

11141 E HOUGHTON LAKE DR

Owner's Name/Address

BROWN STEVEN V & MICHELLE L
15659 GROSVENENOR LANE
MACOMB MI 48044

Tax Description

234 L-748 P-354 SE'LY 1/2 OF LOT 22
NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/10/2023	PB23-0231	COMPLETE
REMODEL	10/31/2011	245	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	09/13/2023	INSPECTED
AA	09/22/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	57.00	150.00	1.0000	1.0000	3400	100		193,800
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	193,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1200	95	7,501
Total Estimated Land Improvements True Cash Value =				7,501

Work Description for Permit PB23-0231, Issued 07/10/2023: 18 X 20 = 360 TOTAL SQ FT COVERED PORCH. LAKE TOWNSHIP LAND USE PERMIT #4584 ISSUED 6/8/23. SOIL EROSION DATED 6/27/23 #4213.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	96,900	71,500	168,400			98,124C
2024	91,200	68,400	159,600			95,174C
2023	79,800	47,100	126,900			83,477C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 944 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 944
Total Base New : 154,445 E.C.F.
Total Depr Cost: 102,684 X 1.283
Estimated T.C.V: 131,744

(16) Porches/Decks

Area	Type
360	4in Concrete
360	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 630
% Good: 0
Storage Area: 315
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 944 SF Floor Area = 944 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	944			
			Total:	112,182	72,919	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			630	21,080	13,702	
Storage Over Garage			315	3,852	2,504	
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
Porches						
4in Concrete			360	2,646	2,514	*9
Deck						
w/Roof (Roof portion)			360	5,000	4,750	
			Totals:	154,445	102,684	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 131,744

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LITTLE LAWRENCE W & SALLY	LITTLE LAWRENCE W & SALLY	0	10/27/2016	WD	21-NOT USED/OTHER	1160-1494	PROPERTY TRANSFER	0.0
		125,000	11/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11155 E HOUGHTON LAKE DR

Owner's Name/Address

LITTLE LAWRENCE W & SALLY S TRUST
15710 EDGEWOOD
LIVONIA MI 48154

Tax Description

L-771 P-578 234 11155 NORTHSHORE DR 48629
NWLY 1/2 OF LOT 23 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/25/2024	PB24-0395	COMPLETE
ROOF	11/02/2018	PB18-0367	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	57.00	150.00	1.0000	1.0000	3400	100		193,800
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	193,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2052	50	6,320
D/W/P: Brick on Sand	16.54	180	75	2,233
D/W/P: Brick on Sand	16.54	144	75	1,786
Total Estimated Land Improvements True Cash Value =				10,339

Work Description for Permit PB24-0395, Issued 10/25/2024: REROOF MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING SHINGLES OR JOB WILL NOT BE APPROVED
Work Description for Permit PB18-0367, Issued 11/02/2018: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	96,900	80,700	177,600			95,799C
2024	91,200	77,000	168,200			92,919C
2023	79,800	62,400	142,200			88,495C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1102 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

2	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,102
Total Base New : 196,963 E.C.F.
Total Depr Cost: 114,237 X 1.283
Estimated T.C.V: 146,566

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 756
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1102 SF Floor Area = 1102 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,102		
			Total:	124,237	72,057
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,239
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	33,687	19,538
Storage Over Garage			756	10,387	6,024
Water/Sewer					
Public Sewer			1	1,326	769
Water Well, 150 Feet			1	8,359	4,848
Fireplaces					
Interior 1 Story			2	9,400	5,452
Exterior 1 Story			1	5,707	3,310
			Totals:	196,963	114,237

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 146,566

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-023-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		336,000	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11151 E HOUGHTON LAKE DR

Owner's Name/Address

DERY WILLIAM & BARBARA C &
DERY ROBERT J & DEBORAH H
34777 ST MARTINS
LIVONIA MI 48152

Tax Description

L-960 P-2089& L-964P-2191 (L-735 P-574) 234 11151 E HGTN LK DR 48629 SE'LY 1/2 OF LOT 23 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	57.00	150.00	1.0000	1.0000	3400	100		193,800
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	193,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	30	25	123
D/W/P: 3.5 Concrete	6.58	1231	75	6,075
Total Estimated Land Improvements True Cash Value =				6,198

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	96,900	100,400	197,300			113,687C
2024	91,200	95,900	187,100			110,269C
2023	79,800	77,500	157,300			105,019C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1973	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1472 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,472
Total Base New : 234,601 E.C.F.
Total Depr Cost: 147,422 X 1.283
Estimated T.C.V: 189,142

(16) Porches/Decks

Area	Type
460	Treated Wood
168	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1973
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1472 SF Floor Area = 1472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,472		
			Total:	187,880	118,366
Other Additions/Adjustments					
Deck					
Treated Wood			460	7,148	4,503
w/Roof (Roof portion)			168	2,906	1,453
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,040
Common Wall: 1 Wall			1	-2,219	-1,398
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	234,601	147,422

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 189,142

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENNO HILARY L & JEFFREY W	RENNO JEFFREY W & HILARY I	0	12/18/2020	QC	18-LIFE ESTATE	1175:0069	PROPERTY TRANSFER	0.0
BOUGHNER THOMAS L & BONNIE	RENNO HILARY L & JEFFREY W	287,500	10/09/2020	WD	03-ARM'S LENGTH	1174:564	PROPERTY TRANSFER	100.0
		168,500	03/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11165 E HOUGHTON LAKE DR

Owner's Name/Address

RENNO JEFFREY W & HILARY L [LE]
645 AKEURST LANE
WHITE LAKE MI 48386

Tax Description

L-784 P-526 234 11165 E HOUGHTON LK DR LOT 24 AND E'LY 14.2 FT OF LOT 25 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	99.00	150.00	1.0000	1.0000	3400	100		336,600
99 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	336,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	75	49	242
D/W/P: 3.5 Concrete	6.58	16	49	51
Wood Frame	25.50	180	74	3,397
Total Estimated Land Improvements True Cash Value =				3,690

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	168,300	63,000	231,300			169,552C
2024	158,400	59,900	218,300			164,454C
2023	138,600	48,200	186,800			156,623C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 384 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 46
Floor Area: 1,152
Total Base New : 170,841 E.C.F.
Total Depr Cost: 92,254 X 1.283
Estimated T.C.V: 118,362

(16) Porches/Decks

Area	Type
15	CPP
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
1 Story	Siding	Slab	384		
			Total:	131,898	71,225
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,084
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	13,155
Common Wall: 1 Wall			1	-2,045	-1,104
Water/Sewer					
Public Sewer			1	1,326	716
Water Well, 150 Feet			1	8,359	4,514
Fireplaces					
Wood Stove			1	2,149	1,160
Porches					
CPP			15	396	214
Deck					
Treated Wood			12	537	290
			Totals:	170,841	92,254

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 118,362

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZOBEL WILLIAM D & JOANNA C	ZOBEL ERIC	278,000	12/27/2019	WD	09-FAMILY	1171:1093	PROPERTY TRANSFER	100.0
ZOBEL JOANNA C		0	11/07/2018	OTH	07-DEATH CERTIFICATE	1171:1091	OTHER	0.0
ZOBEL WILLIAM D		0	07/08/2003	OTH	07-DEATH CERTIFICATE	1171:1090	OTHER	0.0

Property Address

11185 E HOUGHTON LAKE DR

Owner's Name/Address

ZOBEL ERIC
1523 COLLEGEWOOD ST
YPSILANTI MI 48197

Tax Description

234 L-742 P-670 LOT 25 EXC E'LY 14.2 FT THEREOF NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	71.00	127.50	1.0000	0.9680	3400	100		233,680
71 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	233,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	13.10	32	23	96
Total Estimated Land Improvements True Cash Value =				96

Who	When	What
QT	07/19/2024	INSPECTED
KH	10/30/2019	INSPECTED
DMG	04/21/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	116,800	54,800	171,600			123,942C
2024	110,000	52,200	162,200			120,216C
2023	96,200	41,700	137,900			114,492C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 1224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 1,224
Total Base New : 142,946 E.C.F.
Total Depr Cost: 82,909 X 1.283
Estimated T.C.V: 106,372

(16) Porches/Decks

Area	Type
24	CPP
16	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 1224 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,224		
			Total:	128,519	74,542
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	681
Water Well, 150 Feet			1	8,124	4,712
Fireplaces					
Interior 1 Story			1	4,129	2,395
Porches					
CPP			24	599	347
CPP			16	400	232
			Totals:	142,946	82,909

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 106,372

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZOBEL WILLIAM D & JOANNA C	ZOBEL ERIC	278,000	12/27/2019	WD	09-FAMILY	1171:1093	PROPERTY TRANSFER	100.0
ZOBEL JOANNA C		0	11/07/2018	OTH	07-DEATH CERTIFICATE	1171:1091	OTHER	0.0
ZOBEL WILLIAM D		0	07/08/2003	OTH	07-DEATH CERTIFICATE	1171:1090	OTHER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

ZOBEL ERIC
1523 COLLEGEWOOD ST
YPSILANTI MI 48197

Tax Description

234 L-742 P-670 LOT 26 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	03/01/2018	PB18-0013	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	07/19/2024	INSPECTED
KH	10/30/2019	INSPECTED
DMG	05/09/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	89.33	122.95	1.0000	0.9610	3400	100		291,890
86 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	291,890

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	494	48	1,461
Total Estimated Land Improvements True Cash Value =				1,461

Work Description for Permit PB18-0013, Issued 03/01/2018: RE-ROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	145,900	10,900	156,800			118,943C
2024	137,400	10,300	147,700			115,367C
2023	120,200	8,500	128,700			109,874C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 0
Total Base New : 26,628 E.C.F.
Total Depr Cost: 15,444 X 1.283
Estimated T.C.V: 19,815

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			864	26,628	15,444
			Totals:	26,628	15,444

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 19,815

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL, ROGER & PAULA	HILL TRUST	0	11/11/2009	QC	21-NOT USED/OTHER	1094/2543	OTHER	0.0

Property Address

11271 E HOUGHTON LAKE DR

Owner's Name/Address

HILL TRUST
11771 SHAFTSBURG RD
LAINGSBURG MI 48848-9732

Tax Description

L-898 P-516 (L-590 P-248) 234 11271 E HOUGHTON LK DR SE'LY 60 FT OF LOT 27 "A" NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/04/2021	PB21-0372	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	435	49	1,313
D/W/P: 3.5 Concrete	6.16	832	74	3,792
Total Estimated Land Improvements True Cash Value =				5,105

Work Description for Permit PB21-0372, Issued 10/04/2021: RE-ROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	69,300	171,300			98,648C
2024	96,000	66,300	162,300			95,682C
2023	84,000	53,300	137,300			91,126C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 960
Total Base New : 148,885 E.C.F.
Total Depr Cost: 101,242 X 1.283
Estimated T.C.V: 129,893

(16) Porches/Decks

Area	Type
28	CPP
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 640
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	113,836	77,409
Other Additions/Adjustments					
Porches					
CPP			28	745	507
CPP			24	633	430
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			640	21,331	14,505
Common Wall: 1 Wall			1	-2,045	-1,391
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Interior 1 Story			1	4,700	3,196
			Totals:	148,885	101,242

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 129,893

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-027-0200 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCARROW JOSEPH & KUFEL MEL	CARR JEFFREY A & AMY L &	370,000	06/09/2022	WD	03-ARM'S LENGTH	1181:1160	PROPERTY TRANSFER	100.0
CHAMBERLAIN ERIC P	SCARROW JOSEPH & KUFEL MEI	145,000	02/15/2019	WD	16-LC PAYOFF	1168:1239	DEED	0.0
CHAMBERLAIN ERIC P & GRACE	SCARROW JOSEPH & KUFEL MEI	145,000	10/14/2016	LC	03-ARM'S LENGTH	1160-1164	PROPERTY TRANSFER	100.0
		82,000	10/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11295 E HOUGHTON LAKE DR

Owner's Name/Address

CARR JEFFREY A & AMY L &
CLARK NANCY
2538 HORSTMEYER RD
LANSING MI 48911

Tax Description

L-683 P-356 234 11295 E HOUGHTON LK DR 48629NW'LY 60 FT OF SE'LY 180 FT OF LOT 27 "C" NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	125.00	1.0000	0.9642	3400	100		196,695
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	196,695

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	24	59	93
Total Estimated Land Improvements True Cash Value =				93

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	98,300	71,900	170,200			147,010C
2024	92,600	68,700	161,300			142,590C
2023	81,000	54,800	135,800			135,800S

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 880
Total Base New : 144,556 E.C.F.
Total Depr Cost: 108,415 X 1.283
Estimated T.C.V: 139,096

(16) Porches/Decks

Area	Type
405	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	115,474	86,604
Other Additions/Adjustments					
Deck					
Treated Wood			405	6,577	4,933
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			308	14,636	10,977
Common Wall: 1 Wall			1	-2,219	-1,664
Water/Sewer					
Public Sewer			1	1,494	1,120
Water Well, 150 Feet			1	8,594	6,445
			Totals:	144,556	108,415

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 139,096

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-027-0300 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEPODESTA JOSEPH M& JENNIF	FEDERAL NATIONAL MTG	0	01/27/2011	OTH	21-NOT USED/OTHER		OTHER	0.0
FEDERAL NATIONAL MTG	MCLEAN, RODERICK & CATHY	99,000	01/27/2011	OTH	21-NOT USED/OTHER	1100/2470	OTHER	100.0
		121,500	04/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11299 E HOUGHTON LAKE DR

Owner's Name/Address

MCLEAN RODERICK & CATHRYN
22302 FOXCROFT ST
WOODHAVEN MI 48183

Tax Description

L-968 P-2297 (L-835P-383&L-683 P-145) 234 11299 E HOUGHTON LK DRNW'LY 60 FT OF SE'LY 240 FT OF LOT 27 "D" NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	10/09/2015	PB15-0273	COMPLETE
SCREENED PORCH	09/10/2012	1531	COMPLETE
SCREENED PORCH	08/10/2012	153	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
X	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	07/19/2024	INSPECTED
QT	03/30/2018	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	69	3,814
D/W/P: 3.5 Concrete	6.58	479	69	2,175
D/W/P: 3.5 Concrete	6.58	54	44	156
Wood Frame/Conc.	31.58	192	44	2,668
Total Estimated Land Improvements True Cash Value =				8,813

Work Description for Permit PB15-0273, Issued 10/09/2015: 18*27 ROOF OVER PORCH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	63,000	165,000			47,616C
2024	96,000	59,100	155,100			46,185C
2023	84,000	47,800	131,800			43,986C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 18
Floor Area:
Total Base New : 139,765 E.C.F.
Total Depr Cost: 86,294 X 1.283
Estimated T.C.V: 110,715

(16) Porches/Decks

Area	Type
324	CCP (1 Story)
36	CPP
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 459
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1512			
			Total:	100,538	59,318	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,054	1,802	
Porches						
CCP (1 Story)			324	6,972	6,066	*8
CPP			36	542	320	
Deck						
Treated Wood			48	1,730	1,021	
Block Foundation			664	9,323	5,501	
Water/Sewer						
Public Sewer			1	1,494	881	
Water Well, 150 Feet			1	8,594	5,070	
Carports						
Comp.Shingle			459	7,518	6,315	*8
			Totals:	139,765	86,294	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 110,715

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-027-0400 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAFER JEFFREY L & SHERYL	HARDY SHIRLEY A	316,000	07/29/2021	WD	03-ARM'S LENGTH	1177:1906	PROPERTY TRANSFER	100.0
AKIEH ISSAM & ELIZABETH	SCHAFER, JEFFREY & SHERYL	116,700	09/16/2009	OTH	21-NOT USED/OTHER	1088/2354	OTHER	100.0
		119,000	04/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11305 E HOUGHTON LAKE DR

Owner's Name/Address

HARDY SHIRLEY A
3335 ORDAM CT
OAKLAND MI 48363

Tax Description

L-928 P-363 (L-689 P-431) 234 NW'LY 60 FT OF SE'LY 300 FT OF LOT 27 (E) NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	06/14/2010	135	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	818	73	3,929
Wood Frame	28.00	120	77	2,587
Total Estimated Land Improvements True Cash Value =				6,516

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	80,700	182,700			135,377C
2024	96,000	76,100	172,100			131,307C
2023	84,000	61,100	145,100			125,055C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 9
Floor Area:
Total Base New : 146,050 E.C.F.
Total Depr Cost: 114,878 X 1.283
Estimated T.C.V: 147,388

(16) Porches/Decks

Area	Type
738	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1809 SF Floor Area = 1809 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1809			
			Total:	112,233	87,542	
Other Additions/Adjustments						
42" frost-free footings, foundation			188	11,088	8,649	
Plumbing						
3 Fixture Bath			1	3,054	2,382	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
Deck						
Treated Wood			738	9,587	8,437	*8
			Totals:	146,050	114,878	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 147,388

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-027-0500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PUNG JAMES H & LINDA E	PUNG JAMES H & LINDA E TRU	0	06/27/2018	WD	21-NOT USED/OTHER	1166:921	PROPERTY TRANSFER	0.0
HENNING LEONARD E & JASON	PUNG, JAMES & LINDA	146,500	06/12/2009	WD	03-ARM'S LENGTH	1084/879	OTHER	100.0

Property Address

11323 E HOUGHTON LAKE DR

Owner's Name/Address

PUNG JAMES H & LINDA E TRUST
11301 HERBISON ROAD
EAGLE MI 48822

Tax Description

L-1051 P-177 (L-658 P-525) 234 11323 E HOUGHTON LK DR LOT 27 EXC SELY 300 FT "F" NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	08/10/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1653	50	5,091
D/W/P: 3.5 Concrete	6.16	140	95	819
Wood Frame	26.25	96	63	1,588
Total Estimated Land Improvements True Cash Value =				7,498

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	91,000	176,000			62,825C
2024	80,000	86,900	166,900			60,936C
2023	70,000	70,300	140,300			58,035C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1752 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,752
Total Base New : 221,974 E.C.F.
Total Depr Cost: 132,557 X 1.283
Estimated T.C.V: 170,071

(16) Porches/Decks

Area	Type
556	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1752 SF Floor Area = 1752 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,752			
			Total:	190,456	112,368	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	11,677	
Common Wall: 1 Wall			1	-2,045	-1,207	
Water/Sewer						
Public Sewer			1	1,326	782	
Water Well, 150 Feet			1	8,359	4,932	
Porches						
4in Concrete			556	4,087	4,005	*9
			Totals:	221,974	132,557	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 170,071

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-027-2500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALKINS RICHARD & LUANN	CALKINS RICHARD & LUANN [I	0	08/13/2019	QC	18-LIFE ESTATE	1170:0628	PROPERTY TRANSFER	0.0
OSHINSKY WALTER R JR & THE	CALKINS RICHARD & LUANN	180,000	10/06/2016	WD	03-ARM'S LENGTH	1160-1131	PROPERTY TRANSFER	100.0

Property Address

11283 E HOUGHTON LAKE DR

Owner's Name/Address

CALKINS RICHARD & LUANN [LE]
11283 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-626 P-103 234 NW'LY 60 FT OF SE'LY 120 FT OF LOT 27 "B" NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/09/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	04/14/2017	PB17-0062	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	125.00	1.0000	0.9642	3400	100		196,695
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	196,695

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	794	71	3,710
Total Estimated Land Improvements True Cash Value =				3,710

Work Description for Permit PB17-0062, Issued 04/14/2017: ATTACHED GARAGE REPLACEMENT 18*32 W/ENTRY 4-1/2 X 15

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	98,300	94,900	193,200			123,480C
2024	92,600	90,200	182,800			119,768C
2023	81,000	72,700	153,700			114,065C

Who	When	What
QT	07/19/2024	INSPECTED
MH	11/14/2017	INSPECTED
DMG	05/09/2013	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	2017

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1032 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 39
Floor Area: 1,536
Total Base New : 230,238 E.C.F.
Total Depr Cost: 140,446 X 1.283
Estimated T.C.V: 180,192

(16) Porches/Decks

Area	Type
8	CCP (1 Story)
144	CCP (1 Story)
60	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C -5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1032 SF Floor Area = 1536 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	672		
1 Story	Siding	Crawl Space	312		
1 Story	Siding	Crawl Space	48		
			Total:	177,842	108,485

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	2,834
Porches			
CCP (1 Story)	144	3,927	2,395
CCP (1 Story)	8	403	246
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	13,594
Common Wall: 1/2 Wall	1	-1,106	-675
Water/Sewer			
Public Sewer	1	1,494	911
Water Well, 150 Feet	1	8,594	5,242
Fireplaces			
Exterior 2 Story	1	8,024	4,895
Breezeways			
Frame Wall	60	4,129	2,519
	Totals:	230,238	140,446

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 180,192

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAMBERG CHERYL A & ROBERT	HAMBERG ROBERT D & CHERYL	0	02/24/2020	QC	14-INTO/OUT OF TRUST	1176:2419	DEED	0.0
HAMBERG ROBT. & CHERYL	HAMBERG ROBT. & CHERYL TRU	33,000	06/27/2007	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11272 E HOUGHTON LAKE DR

Owner's Name/Address

HAMBERG ROBERT D & CHERYL A TRUST
950 LOOKING GLASS RD
PORTLAND MI 48875

Tax Description

L-699 P-190 234 LOT 28 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	05/11/2012	-120067	COMPLETE
NEW RESIDENCE	05/11/2012	1267	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	11/29/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	75.00	1.0000	0.7071	675	100		47,730
100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	47,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1756	90	10,399
Wood Frame	35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =				11,521

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	23,900	77,500	101,400			49,675C
2024	17,700	72,600	90,300			48,182C
2023	14,100	63,900	78,000			45,888C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 182 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 5
Floor Area:
Total Base New : 191,673 E.C.F.
Total Depr Cost: 163,968 X 0.833
Estimated T.C.V: 136,585

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
25	CPP
478	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1526 SF Floor Area = 1526 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1344			
Addition	Siding	Crawl	182			
			Total:	134,511	117,024	
Other Additions/Adjustments						
42" frost-free footings, foundation			152	9,802	8,528	
Skirting, Metal or Vinyl, Vertical			162	1,934	1,683	
Plumbing						
3 Fixture Bath			1	3,921	3,411	
Porches						
CCP (1 Story)			120	3,227	2,904	*9
CPP			25	474	427	*9
4in Concrete			478	4,904	4,414	*9
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			960	21,754	15,880	*7
Water/Sewer						
Public Sewer			1	1,914	1,665	
Water Well, 150 Feet			1	9,232	8,032	
			Totals:	191,673	163,968	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 136,585

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
11296 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		DEMO	10/23/2018	LU18-4207	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
GOLDEN BILLIE J & REBECCA F TRUST 1/8/04 7389 PONDEROSA DR SWARTZ CREEK MI 48473	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Tax Description

234 L-216P-307&L-998 P-1934 LOT 29 NORTH BAY VIEW.

Comments/Influences

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	75.00	1.0000	0.7071	675	100		47,730
100 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	47,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.10	36	50	560
Total Estimated Land Improvements True Cash Value =				560

Work Description for Permit LU18-4207, Issued 10/23/2018: DEMO MOBILE HOME DUE TO STORM DAMAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	23,900	300	24,200			9,825C
2024	17,700	300	18,000			9,530C
2023	14,100	300	14,400			9,077C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKEEN JAMES W & CHVOJKA LO	MCLEAN RODERICK L & CATHRY	5,600	09/06/2018	WD	19-MULTI PARCEL ARM'S LEN	1167:0170	PROPERTY TRANSFER	100.0
STANFIELD BYRON J & GLADYS	SKEEN, JAMES & CHVOJKA, LC	20,000	01/16/2009	WD	03-ARM'S LENGTH	1079/2410	OTHER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

MCLEAN RODERICK L & CATHRYN A
22302 FOXCROFT ST
WOODHAVEN MI 48183-1406

Tax Description

L-936 P-1550 (L-766 P-209) 234 LOT 30
NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4003 OFF LAKE 3	100.00	141.13	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			1.000 Acres		12,500	100		12,500

* denotes lines that do not contribute to the total acreage calculation.

100 Actual Front Feet, 1.00 Total Acres Total Est. Land Value = 12,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,300	0	6,300			4,318C
2024	6,000	0	6,000			4,189C
2023	4,500	0	4,500			3,990C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIELS JOSEPH	DANIELS, JOSEPH &N ROBYN	0	05/04/2012	QC	21-NOT USED/OTHER	1119/832 1119/	OTHER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

DANIELS JOSEPH R &
PILLINGER DANIELS ROBYN
11338 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L692/P178 234 COM AT W'LY MOST PT OF LOT 31 TH SE'LY 46 FT TH NE'LY 27.70 FT TH W 53.80 FT TO POB PART OF LOT 31 NORTH BAY VIEW SPLIT ON 12/14/2017 WITH 006-011-004-0020 INTO 006-011-004-1020, 006-441-031-1000;

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning:

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/14/2013

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
MH	01/25/2016	INSPECTED
DMG	08/13/2012	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4005.4005 OFF LAKE 2

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP2	15.00	10.00	1.0000	1.0000	200	100		3,000
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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Parcel Number: 72006-441-031-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DANIELS JOSEPH R &	DANIELS JOSEPH R [LE] &	0	01/22/2018	QC	18-LIFE ESTATE	1164:2020	PROPERTY TRANSFER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

DANIELS JOSEPH R [LE] &
PILLINGER DANIELS ROBYN [LE]
11338 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

1119/834 1119/832-3 L692/P178
234 COM AT W'LY MOST PT OF LOT 31 TH SE'LY 46 FT TH NE'LY 27.70 FT TH W 53.80 FT TO POB PART OF LOT 31 NORTH BAY VIEW ASSESSED WITH 006-011-004-1020 (2017) SPLIT/COMBINED ON 12/14/2017 FROM 006-011-004-0020, 006-441-031-0000;

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning: AG

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/14/2013

SA: ASSESSED W/011-004-1020

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
AA	09/23/2022	DENIED ACC

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	15.00	10.00	1.0000	0.2582	675	100		2,614
15 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	2,614

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-031-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUSUMANO EVA M	SCHENK DAVID W	49,900	07/22/2022	WD	19-MULTI PARCEL ARM'S LEN	1181:2394	PROPERTY TRANSFER	100.0
LISIECKI ROBERT B	GUSUMANO EVA M	0	01/31/2022	OTH	07-DEATH CERTIFICATE	1180:47	OTHER	100.0
LISIECKI ROBERT B	LISIECKI ROBERT B [LE]	0	11/03/2008	QC	15-LADY BIRD	1078/596	DEED	0.0
LISIECKI SARAH V		0	07/07/2008	OTH	07-DEATH CERTIFICATE	1077/2321	OTHER	0.0

Property Address

11328 E HOUGHTON LAKE DR

Owner's Name/Address

SCHENK DAVID W
1705 HAYES AVE
HAZEL PARK MI 48030

Tax Description

L-960 P-1404&L-963P-2658 (L-695 P-435)
234 11328 E HOUGHOTN LK DR 48629 COM 50 FT W OF NE COR OF LOT 31 TH W 108.9 FT TH SWLY 27.70 FT TH SELY 85.6 FT TH NELY TO POB PART OF LOT 31 NORTH BAY VIEW - 006-011-004-0040 ASSESSED WITH THIS (10)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	85.00	52.78	1.0000	0.5932	675	100		34,035
OFF LAKE GROUP1	50.00	43.56	1.0000	0.5389	675	100		18,187
135 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	52,223

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	51	75
D/W/P: Asphalt Paving	2.89	793	26	596
Fencing: Wire Mesh, #11	3.21	320	51	524
Fencing: Gates, Mesh, 3'	382.72	1	51	195
Fencing: Gates, Mesh, 5'	530.43	1	51	270
Wood Frame/Conc.	32.41	96	51	1,587
Total Estimated Land Improvements True Cash Value =				3,247

Who	When	What
AA	09/23/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/21/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	26,100	15,100	41,200			29,770C
2024	19,300	13,900	33,200			28,875C
2023	15,500	12,000	27,500			27,500S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Warm Air
X	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 23
Floor Area:
Total Base New : 70,800 E.C.F.
Total Depr Cost: 31,782 X 0.833
Estimated T.C.V: 26,474

(16) Porches/Decks

Area	Type
200	Treated Wood
32	Treated Wood
72	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 286
% Good: 64
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	588			
Expando			72			
			Total:	38,010	14,444	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			146	1,616	614	
Plumbing						
3 Fixture Bath			1	2,726	1,036	
Deck						
Treated Wood			200	4,036	2,583	*6
Treated Wood w/Roof (Deck Portion)			32	1,374	879	*6
Treated Wood w/Roof (Roof portion)			32	638	408	
w/Roof (Roof portion)			72	1,254	803	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			286	12,484	7,990	*6
Common Wall: 1/2 Wall			1	-1,023	-655	
Water/Sewer						
Public Sewer			1	1,326	504	
Water Well, 150 Feet			1	8,359	3,176	
			Totals:	70,800	31,782	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 26,474

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-441-031-7500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SKEEN JAMES W & CHVOJKA LO	MCLEAN RODERICK L & CATHRY	5,600	09/06/2018	WD	20-MULTI PARCEL SALE REF	1167:0170	PROPERTY TRANSFER	100.0
SKEEN JAMES W	CHVOJKA, LORI K	0	05/08/2012	OTH	21-NOT USED/OTHER	1116/1177	OTHER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

MCLEAN RODERICK L & CATHRYN A
22302 FOXCROFT ST
WOODHAVEN MI 48183-1406

Tax Description

234 SE'LY 50 FT OF LOT 31 NORTH BAY VIEW.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	08/13/2012	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	100.00	1.0000	0.0000	675	100*		0
RESIDENTIAL ACREAGE			0.500 Acres		12,500	100		6,250

* denotes lines that do not contribute to the total acreage calculation.

50 Actual Front Feet, 0.50 Total Acres Total Est. Land Value = 6,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	3,100	0	3,100			2,158C
2024	3,000	0	3,000			2,094C
2023	2,300	0	2,300			1,995C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JUDGE MARK R & DOREEN M ET	CLARE, TONYA S.	155,000	04/03/2013	WD	03-ARM'S LENGTH	1126/720	OTHER	100.0
JUDGE MARK R & DOREEN M ET		0	01/06/2009	WD	21-NOT USED/OTHER	1090/913	OTHER	0.0

Property Address
11254 E HOUGHTON LAKE DR

Owner's Name/Address
CLARE TONYA S
11254 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629-8628

Tax Description
L-955 P-25 (L-802 P-210) 234 LOT 32 NORTH BAY VIEW 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 04/15/2013
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
QT 07/19/2024 INSPECTED
QT 11/13/2018 INSPECTED
DMG 05/09/2013 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	99.00	150.00	1.0000	1.0000	675	100		66,825
99 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	66,825

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3012	72	14,270
Total Estimated Land Improvements True Cash Value =				14,270

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,400	109,100	142,500			71,884C
2024	24,800	103,200	128,000			69,723C
2023	19,800	91,300	111,100			66,403C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1800 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 33
Floor Area: 1,800
Total Base New : 356,158 E.C.F.
Total Depr Cost: 238,627 X 0.833
Estimated T.C.V: 198,776

(16) Porches/Decks

Area	Type
210	CGEP (1 Story)
244	CCP (1 Story)
960	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1680
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1800 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,800		
			Total:	230,793	154,632
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,113
Porches					
CGEP (1 Story)			210	12,871	8,624
CCP (1 Story)			244	6,229	4,173
CGEP (1 Story)			960	48,730	32,649
Water/Sewer					
Public Sewer			1	1,494	1,001
Water Well, 150 Feet			1	8,594	5,758
Fireplaces					
Exterior 1 Story			1	6,513	4,364
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1680	36,288	24,313
			Totals:	356,158	238,627

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 198,776

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
11190 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	07/10/2023	PB23-0246	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
ROCHON JOEL 8999 FREEMONT ST LIVONIA MI 48150	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	25	25
Total Estimated Land Improvements True Cash Value =				25

Work Description for Permit PB23-0246, Issued 07/10/2023: RE-ROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-501 P-416 234 LOT 33 NORTH BAY VIEW 2.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	22,400	56,200			29,735C
2024	25,000	21,500	46,500			28,841C
2023	20,000	18,200	38,200			27,468C

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/21/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 45
Floor Area: 576
Total Base New : 96,132 E.C.F.
Total Depr Cost: 52,871 X 0.833
Estimated T.C.V: 44,042

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
			Total:	71,058	39,081

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	17,434	9,589
Common Wall: 1 Wall	1	-2,045	-1,125
Water/Sewer			
Public Sewer	1	1,326	729
Water Well, 150 Feet	1	8,359	4,597
	Totals:	96,132	52,871

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 44,042

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENSOR SHEILA J	LITTLE, MICHAEL & LAWRENCE	11,000	09/29/2008	WD	03-ARM'S LENGTH	1076/201	OTHER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

LITTLE MICHAEL L & LAWRENCE W
15710 EDGEWOOD
LIVONIA MI 48154

Tax Description

L-705 P-417 234 L-547 P-583 LOT 34 NORTH BAY VIEW 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	609.84	1.0000	0.0000	675	100*		0
RESIDENTIAL ACREAGE			1.400 Acres		10,357	100		14,500

* denotes lines that do not contribute to the total acreage calculation.

100 Actual Front Feet, 1.40 Total Acres Total Est. Land Value = 14,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,300	0	7,300			1,688C
2024	6,900	0	6,900			1,638C
2023	5,700	0	5,700			1,560C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOMB MELVIN R TRUST 12/1	LITTLE LAWRENCE W & LITTLE	5,000	08/11/2017	WD	03-ARM'S LENGTH	1163:0859	PROPERTY TRANSFER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

LITTLE LAWRENCE W & LITTLE MICHAEL
15710 EDGEWOOD
LIVONIA MI 48154

Tax Description

L-938 P-333 (L-915P-206&L-730P-679)234
LOT 35 NORTH BAY VIEW 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	871.20	1.0000	0.0000	675	100*		0
RESIDENTIAL ACREAGE			2.000 Acres		8,000	100		16,000

* denotes lines that do not contribute to the total acreage calculation.

100 Actual Front Feet, 2.00 Total Acres Total Est. Land Value = 16,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	0	8,000			4,346C
2024	8,500	0	8,500			4,216C
2023	7,000	0	7,000			4,016C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

DERY WILLIAM & BARBARA C &
DERY ROBERT J & DEBORAH H
34777 ST MARTINS
LIVONIA MI 48152

Tax Description

L-960 P-2089 (L-815 P-647-648) 234 LOT 36 NORTH BAY VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	08/13/2012	INSPECTED
DMG	04/21/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1224	75	5,655
Total Estimated Land Improvements True Cash Value =				5,655

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	23,600	57,400			5,426C
2024	25,000	22,500	47,500			5,263C
2023	20,000	20,100	40,100			5,013C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 0
Total Base New : 65,634 E.C.F.
Total Depr Cost: 49,225 X 0.833
Estimated T.C.V: 41,004

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1728
% Good: 0
Storage Area: 1296
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Storage Over Garage			1296	15,850	11,887
Base Cost			1728	49,784	37,338
			Totals:	65,634	49,225

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 41,004

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCINTOSH NANCY J	BROW, STEVEN & MICHELLE	5,000	09/23/2011	WD	21-NOT USED/OTHER	1107/2096	OTHER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

BROWN STEVEN V & MICHELLE L
15659 GROSVENOR LANE
MACOMB MI 48044

Tax Description

234 L-761 P-189 LOT 37 NORTH BAY VIEW 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	0	33,800			13,562C
2024	25,000	0	25,000			13,155C
2023	20,000	0	20,000			12,529C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENNETT DOUGLAS R & JUDITH	BENNETT TODD CHRISTOPHER &	0	07/09/2013	QC	21-NOT USED/OTHER	1129/2607	OTHER	100.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

BENNETT TODD CHRISTOPHER &
BENNETT ADRIENNE ELISE
9520 EAST SHORE DR
PORTAGE MI 49002

Tax Description

L-1052 P-2376 (L-781P-178) 234 LOT 38
NORTH BAY VIEW #2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	0	33,800			16,486C
2024	25,000	0	25,000			15,991C
2023	20,000	0	20,000			15,230C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
VACANT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
PRICE DENNIS MR & MRS 214 EAGLE BLUFF DR OAKWOOD IL 61858	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/20/2010	INSPECTED

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	80.00	150.00	1.0000	1.0000	675	100		54,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	54,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	27,000	0	27,000			3,480C
2024	20,000	0	20,000			3,376C
2023	16,000	0	16,000			3,216C

Tax Description

L-372 P-315 234 LOT 39 EXC SE'LY 50 FT OF SW'LY 30 FT THEREOF NORTH BAY VIEW 2.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-039-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
500 LAKE ST #1

Owner's Name/Address
COUNTY OF ROSCOMMON LIFT STATION NO 7 500 LAKE ST #1 ROSCOMMON MI 48653-7664

Tax Description
L-310 P-638 234 SE'LY 50 FT OF SW'LY 30 FT OF LOT 39 NORTH BAY VIEW 2.

Comments/Influences

Class: COMMERCIAL-VACANT	Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS	
P.R.E. 0%	
SA:	
2026 Est TCV Tentative	

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-040-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
E HOUGHTON LAKE DR

Owner's Name/Address
BAKITA RICHARD W & SUE J TRUST CLARK JOE T 8293 CHILDSDALE AVE NE ROCKFORD MI 49341-9237

Tax Description
L-595 P-700 234 LOT 40 NORTH BAY VIEW 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	0	33,800			5,426C
2024	25,000	0	25,000			5,263C
2023	20,000	0	20,000			5,013C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-041-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		25,000	08/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

HINDS BENN J & JANICE A
985 S GRAHAM RD
SAGINAW MI 48609

Tax Description

L-801 P-554 234 LOT 41 NORTH BAY VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/20/2024	PB24-0193	NOT STARTE
GARAGE	/ /	PB16-0380	COMPLETE

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	07/19/2024	INSPECTED
MH	08/07/2017	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	364	91	2,040

Total Estimated Land Improvements True Cash Value = 2,040

Work Description for Permit PB24-0193, Issued 06/20/2024: 672 SQUARE FOOT CONVERT GARAGE TO LIVING SPACE
Work Description for Permit PB16-0380, Issued / / : SINGLE FAMILY DETACHED
*HLBA NOTE 1107A E HOUGHTON LAKE DR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	11,400	45,200			13,826C
2024	25,000	10,900	35,900			13,411C
2023	20,000	9,700	29,700			12,773C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Very Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 6
Floor Area: 0
Total Base New : 26,235 E.C.F.
Total Depr Cost: 24,661 X 0.833
Estimated T.C.V: 20,542

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2016
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 1500

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1500	36,195	34,023
No Concrete Floor			1500	-9,960	-9,362
			Totals:	26,235	24,661

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 20,542

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-042-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		82,000	09/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11076 E HOUGHTON LAKE DR

Owner's Name/Address

WERNER JEFFREY D
5505 IDEAL PLACE
ORCHARD LAKE MI 48324

Tax Description

L-1049 P-2196 (L-1027P-694&L-731P-85) 234 LOT 42 NORTH BAY VIEW 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	09/17/2014	3919	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/09/2013	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1472	75	7,264
D/W/P: Asphalt Paving	3.10	150	75	349
Total Estimated Land Improvements True Cash Value =				7,613

Work Description for Permit 3919, Issued 09/17/2014: 1500 SF GARAGE & ADDITION TO POLE BUILDING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	17,700	51,500			24,474C
2024	25,000	17,000	42,000			23,739C
2023	20,000	15,300	35,300			22,609C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 8
Floor Area: 0
Total Base New : 36,195 E.C.F.
Total Depr Cost: 32,937 X 0.833
Estimated T.C.V: 27,437

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			1500	36,195	32,937	*9
			Totals:	36,195	32,937	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 27,437

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-043-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

11064 E HOUGHTON LAKE DR

Owner's Name/Address

LUEDKE LEON L & CONNIE L
16496 EDINBURGH DR
CLINTON TOWNSHIP MI 48038

Tax Description

L-756 P-605 234 COM AT SLY CO LOT 43 TH N26DEG52'36"W 165.93FT TH N26DEG52'36"W 11.79FT FOR POB TH N26DEG04'W 91.31FT TH N66DEG04' 06"E 122.92FT TH S01DEG35'E 99.09FT TH S66DEG21'12"W 81.78FT TO POB PAR A PART OF LOT 43 NORTH BAY VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	05/09/2013	INSPECTED
DMG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	91.00	150.00	1.0000	1.0000	675	100		61,425
91 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	61,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1350	75	6,237
Total Estimated Land Improvements True Cash Value =				6,237

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,700	11,900	42,600			18,546C
2024	22,800	11,400	34,200			17,989C
2023	18,200	10,300	28,500			17,133C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 20,736 X 0.833
Estimated T.C.V: 17,273

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	20,736
			Totals:	25,920	20,736

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 17,273

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-043-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JOHN T & ANNA M	MILLER JOHN & ANNA TRUST	0	02/06/2023	QC	14-INTO/OUT OF TRUST	1184:1082	OTHER	0.0
DEWACHTER RONALD C & KATHE	MILLER, JOHN & ANNA	35,000	05/31/2013	WD	03-ARM'S LENGTH	1128/2651	OTHER	100.0
		38,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11060 E HOUGHTON LAKE DR

Owner's Name/Address

MILLER JOHN & ANNA TRUST
1137 KAHITE TRL
VONORE TN 37885

Tax Description

L-1047 P-459 (L-821 P-226) 234 COM AT SLY COR LOT 43 TH N26DEG52'36"W 165.93FT TH N26DEG04'W 11.79FT TH N66DEG 21'12"W 81.78FT TH S01DEG35'E 191.47FT TO POB PART OF LOT 43 PAR B NORTH BAY VIEW 11060 E HOUGHTON LK DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
AA	09/22/2022	INSPECTED
DMG	08/13/2012	INSPECTED
DG	04/20/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	178.00	50.00	1.0000	0.5774	675	65	65/35 TRIANGULAR RULE	45,

178 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 45,090

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	50	295
Total Estimated Land Improvements True Cash Value =				295

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	22,500	7,100	29,600			10,821C
2024	16,700	6,600	23,300			10,496C
2023	13,400	5,900	19,300			9,997C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 22
Floor Area: 0
Total Base New : 20,876 E.C.F.
Total Depr Cost: 16,283 X 0.833
Estimated T.C.V: 13,564

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2000
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 912
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			912	20,876	16,283
			Totals:	20,876	16,283

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 13,564

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-442-043-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGUIRE PAUL F & SHERRY L	PERO ROBERT & KAREN	65,000	09/17/2020	WD	03-ARM'S LENGTH	1173:2604	PROPERTY TRANSFER	100.0
MCGUIRE PAUL F & SHERRY L	MCGUIRE PAUL F & SHERRY L	0	10/10/2018	QC	18-LIFE ESTATE	1167:1265	PROPERTY TRANSFER	0.0
GONIEA ROBERT J & KATHALIN	MCGUIRE, PAUL & SHERRY L.	46,500	07/30/2012	WD	03-ARM'S LENGTH	1117/1292	OTHER	100.0
		43,000	01/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11072 E HOUGHTON LAKE DR

Owner's Name/Address

PERO ROBERT & KAREN
11071 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-978 P-439 (L-552 P-256) BEG AT NE COR LOT 43 TH S 97.97 FT TH S 66 DEG 04'06"W 122.63 FT TH NW'LY 80.12 FT TO NW COR LOT 43 TH N 62 DEG 22'E 163.65 FT TO POB NORTH BAY VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/17/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
DMG	06/09/2013	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	80.00	150.00	1.0000	1.0000	675	100		54,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	54,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	9	74	44
D/W/P: 3.5 Concrete	6.58	96	74	468
Total Estimated Land Improvements True Cash Value =				512

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	27,000	15,500	42,500			27,708C
2024	20,000	14,700	34,700			26,875C
2023	16,000	13,000	29,000			25,596C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 11
Floor Area: 0
Total Base New : 40,538 E.C.F.
Total Depr Cost: 36,079 X 0.833
Estimated T.C.V: 30,054

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1680
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1680	40,538	36,079
			Totals:	40,538	36,079

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 30,054

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-001-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CNUDDE STEVE	NEACE LAURA N & WILSON PAU	18,000	05/11/2021	WD	16-LC PAYOFF	1176:2096	DEED	0.0
CNUDDE STEVE	NEACE LAURA N & WILSON PAU	18,000	06/17/2016	LC	03-ARM'S LENGTH	1159:1647	DEED	100.0

Property Address

9041 W HOUGHTON LAKE DR

Owner's Name/Address

NEACE LAURA N & WILSON PAUL R SR
9041 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

1159/1647 1158/1215 1109/589-90 L855/P437 L625/P317 234 ALL OF LOT 1 & LOT 5 EXC THE N 150 FT THEREOF NORTHWAY SPLIT/COMBINED ON 11/27/2017 FROM 006-450-001-0000, 006-450-005-0000;

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	50.00	217.00	1.0000	1.2028	250	100		15,035
50 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	15,035

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.15	2868	48	4,336
D/W/P: 3.5 Concrete	6.68	72	48	231
Total Estimated Land Improvements True Cash Value =				4,567

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,500	19,400	26,900			16,271C
2024	6,000	17,500	23,500			15,782C
2023	4,500	15,900	20,400			15,031C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Office Buildings

Class: D
Floor Area: 528
Gross Bldg Area: 528
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 26
Physical %Good: 52
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100%
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 528
Ave. Perimeter: 92
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 92
Overall Building Height: 8

Base Rate for Upper Floors = 109.27

(10) Heating system: Forced Air Furnace Cost/SqFt: 21.63 100%
Adjusted Square Foot Cost for Upper Floors = 130.90

Total Floor Area: 528 Base Cost New of Upper Floors = 69,115

Reproduction/Replacement Cost = 69,115
Eff.Age:26 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0
Total Depreciated Cost = 35,940

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 5: Offices, Banks, Hospitals

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	34.39	96	1.000	1.000	3,301

Total Cost of Lump-Sum Items = 3,301
Total Cost New = 3,301
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

96 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNAMARA THOMAS & LAHEY SH	BROTEBECK ROBERT &	46,900	10/17/2017	WD	21-NOT USED/OTHER	1163:2682	PROPERTY TRANSFER	100.0
BROWN ROGER D	MCNAMARA THOMAS & LAHEY SH	0	08/31/2017	OTH	06-COURT JUDGEMENT	1163:1475	PROPERTY TRANSFER	0.0
MCNAMARA THOMAS L & LAHEY	BROWN ROGER D	0	04/28/2014	LC	03-ARM'S LENGTH	1139966	OTHER	100.0
MCNAMARA THOMAS &	MCNAMARA THOMAS & LAHEY, S	0	11/03/2011	QC	09-FAMILY	1109/589	OTHER	0.0

Property Address

9073 W HOUGHTON LAKE DR

Owner's Name/Address

BROTEBECK ROBERT &
TRIBELHORN PATRICIA
9073 WEST HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-834 P-41 (L-548 P-155-156) 234 LOTS 2, 3, 4 & N 150 FT OF LOT 5 NORTHWAY.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	04/16/2019	LU19-4223	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- X Sidewalk
- Water
- X Sewer
- Electric
- Gas
- X Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
CW	07/29/2019	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	150.00	217.00	1.0000	1.2028	250	100		45,104
150 Actual Front Feet, 0.75 Total Acres							Total Est. Land Value =	45,104

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.42	63	74	299
D/W/P: Asphalt Paving	3.01	27635	14	11,645
Total Estimated Land Improvements True Cash Value =				11,944

Work Description for Permit LU19-4223, Issued 04/16/2019: 10X16 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	22,600	51,300	73,900			60,183C
2024	18,000	54,900	72,900			58,374C
2023	13,500	51,200	64,700			55,595C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: C
Floor Area: 1,984
Gross Bldg Area: 1,984
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 25
Physical %Good: 56
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Forced Air Furnace 100%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1984
Ave. Perimeter: 212
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 16 Perimeter: 212
Overall Building Height: 10

Base Rate for Upper Floors = 75.12

(10) Heating system: Forced Air Furnace Cost/SqFt: 12.91 100%
Adjusted Square Foot Cost for Upper Floors = 88.03

Total Floor Area: 1,984 Base Cost New of Upper Floors = 174,651

Reproduction/Replacement Cost = 174,651
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 56 /100/100/100/56.0
Total Depreciated Cost = 97,805

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 86,850
Replacement Cost/Floor Area= 88.03 Est. TCV/Floor Area= 43.78

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEAL RENE B	LEAL RENE B [LE]	0	04/25/2023	QC	15-LADY BIRD	1184:438 & 118	PROPERTY TRANSFER	0.0
		4,500	06/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

105 VICTORY

Owner's Name/Address

LEAL RENE B [LE]
105 VICTORY
HOUGHTON LAKE MI 48629

Tax Description

L-672 P-588 & L-588 P-163 234 LOTS 6 & 7 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/05/2013

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.76	12	26	43
D/W/P: 3.5 Concrete	6.58	684	47	2,115
Wood Frame	35.08	64	47	1,055
Wood Frame	28.00	120	22	739
Total Estimated Land Improvements True Cash Value =				3,952

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	22,800	31,500			11,986C
2024	6,500	19,500	26,000			11,626C
2023	6,500	17,100	23,600			11,073C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 97,645 E.C.F.
Total Depr Cost: 46,641 X 0.813
Estimated T.C.V: 37,919

(16) Porches/Decks

Area	Type
16	CPP
35	Treated Wood
80	Treated Wood
16	Treated Wood
48	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
Expando			66		
			Total:	50,015	24,008
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			172	1,904	914
Plumbing					
3 Fixture Bath			1	2,726	1,308
Deck					
Treated Wood			35	1,453	697
Treated Wood			80	2,213	1,062
Treated Wood			16	715	343
w/Roof (Roof portion)			48	877	193
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			780	27,635	13,265
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
Porches					
CPP			16	422	203
			Totals:	97,645	46,641

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 37,919

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESS GERALD BOHMAN BONNIE	BOHMAN BONNIE G	0	05/30/2014	OTH	09-FAMILY	1148-328	PROPERTY TRANSFER	0.0

Property Address

107 VICTORY

Owner's Name/Address

HESS GERALD R & BOHMAN BONNIE G
107 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-1025 P-2142 (L-1022P-7&L-304 P-656) 234 LOT 8 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	22	439
Wood Frame	31.19	64	22	439
Total Estimated Land Improvements True Cash Value =				878

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	13,900	18,900			11,184C
2024	3,800	12,000	15,800			10,848C
2023	3,800	10,800	14,600			10,476C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 23
Floor Area:
Total Base New : 84,689 E.C.F.
Total Depr Cost: 32,182 X 0.813
Estimated T.C.V: 26,164

(16) Porches/Decks

Area	Type
120	WGEP (1 Story)
144	WGEP (1 Story)
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home RANCH Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Addition	Siding	Slab	192		
			Total:	53,331	20,266
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,506	572
Plumbing					
3 Fixture Bath			1	2,726	1,036
Porches					
WGEP (1 Story)			120	7,874	2,992
WGEP (1 Story)			144	8,852	3,364
Water/Sewer					
Public Sewer			1	1,326	504
Water Well, 150 Feet			1	8,359	3,176
Deck					
Treated Wood			16	715	272
			Totals:	84,689	32,182

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 26,164

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRADLEY MAE B ESTATE	COUNTY OF ROSCOMMON	0	02/04/2025	OTH	10-FORECLOSURE	1190:0092	OTHER	0.0
BRADLEY MAE B		0	10/31/2008	OTH	07-DEATH CERTIFICATE	OBITUARY ONLINE	OTHER	0.0
BRADLEY FLOYD J		0	01/01/1993	OTH	07-DEATH CERTIFICATE	ONLINE RECORD	OTHER	0.0
WHIPPLE DURWOOD A	BRADLEY FLOYD J & MAE B	1,550	12/18/1991	WD	03-ARM'S LENGTH	0606:274	DEED	0.0

Property Address

111 VICTORY

Owner's Name/Address

COUNTY OF ROSCOMMON
500 LAKE ST
ROSCOMMON MI 48653

Tax Description

L-606 P-274 234 LOTS 9-10 NORTHWAY

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.55	100	22	342
Total Estimated Land Improvements True Cash Value =				342

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	18,200	26,900			14,470C
2024	6,500	15,400	21,900			14,035C
2023	6,500	13,500	20,000			13,367C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 84,377 E.C.F.
Total Depr Cost: 40,500 X 0.813
Estimated T.C.V: 32,927

(16) Porches/Decks

Area	Type
84	Treated Wood
826	Roof Cover Onl
56	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 804 SF Floor Area = 804 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	684		
Addition	Siding	Crawl	120		
			Total:	47,894	22,989
Other Additions/Adjustments					
42" frost-free footings, foundation			138	7,647	3,671
Plumbing					
3 Fixture Bath			1	2,726	1,308
Deck					
Treated Wood			84	2,277	1,093
Treated Wood w/Roof (Deck Portion)			56	1,838	882
Treated Wood w/Roof (Roof portion)			56	1,002	481
w/Roof (Roof portion)			826	11,308	5,428
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
			Totals:	84,377	40,500

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 32,927

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VICK MARK EDWIN TRUST	VICK MARK EUGENE	0	09/28/2023	OTH	14-INTO/OUT OF TRUST	1185:1570	PROPERTY TRANSFER	0.0
VICK MARK E		0	09/02/2022	OTH	07-DEATH CERTIFICATE	1182:854	OTHER	0.0
		3,200	01/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
113 VICTORY

Owner's Name/Address
VICK MARK E
7784 STONE SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description
L-835 P-463 (L-714 P-581) 234 LOT 11 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	102	22	148
D/W/P: Asphalt Paving	3.10	720	22	491
Total Estimated Land Improvements True Cash Value =				639

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	13,400	18,400			7,949C
2024	3,800	11,200	15,000			7,710C
2023	3,800	7,400	11,200			7,343C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1984	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 60,191 E.C.F.
Total Depr Cost: 28,889 X 0.813
Estimated T.C.V: 23,487

(16) Porches/Decks

Area	Type
112	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1984
(11) Heating System: Forced Warm Air
Ground Area = 784 SF Floor Area = 784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	784		
			Total:	43,502	20,880
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			140	1,550	744
Plumbing					
3 Fixture Bath			1	2,726	1,308
Deck					
Treated Wood			112	2,728	1,309
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
			Totals:	60,191	28,889

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 23,487

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE THOMAS C	ROSE ANDREW	30,000	10/17/2022	QC	21-NOT USED/OTHER	1182:1655	PROPERTY TRANSFER	0.0
		30,500	02/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

115 W VICTORY

Owner's Name/Address

ROSE ANDREW
416 NORTHWAY
HOUGHTON LAKE MI 48629

Tax Description

L-873 P-307 (L-686 P-634) 234 115 VICTORY 48629 LOT 12 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 03/27/2023 INSPECTED
MH 08/11/2017 INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	16	26	120
D/W/P: 3.5 Concrete	6.16	90	22	122
Total Estimated Land Improvements True Cash Value =				242

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	13,300	18,300			11,071C
2024	3,800	11,400	15,200			10,739C
2023	3,800	9,900	13,700			10,228C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 23
Floor Area:
Total Base New : 82,674 E.C.F.
Total Depr Cost: 31,416 X 0.813
Estimated T.C.V: 25,541

(16) Porches/Decks

Area	Type
64	Treated Wood
184	Treated Wood
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	49,482	18,803
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,771	673
Plumbing					
3 Fixture Bath			1	2,726	1,036
Deck					
Treated Wood			64	1,980	752
Treated Wood			184	3,829	1,455
Treated Wood			9	402	153
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			576	12,799	4,864
Water/Sewer					
Public Sewer			1	1,326	504
Water Well, 150 Feet			1	8,359	3,176
			Totals:	82,674	31,416

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 25,541

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VICK MARK EDWIN TRUST	VICK MARK EUGENE	0	09/28/2023	OTH	14-INTO/OUT OF TRUST	1185:1570	PROPERTY TRANSFER	0.0
VICK MARK E		0	09/02/2022	OTH	07-DEATH CERTIFICATE	1182:854	OTHER	0.0
		6,000	03/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
119 VICTORY

Owner's Name/Address
VICK MARK E
7784 STONE SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description
L-835 P-463 (L-719 P-659) 234 LOTS 13 & 14 NORTHWAY

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.69	1280	22	757
D/W/P: 3.5 Concrete	5.78	72	22	92
Total Estimated Land Improvements True Cash Value =				849

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	21,500	30,200			17,863C
2024	6,500	18,100	24,600			17,326C
2023	6,500	16,200	22,700			16,501C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1984 119	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 19
Floor Area:
Total Base New : 52,357 E.C.F.
Total Depr Cost: 25,133 X 0.813
Estimated T.C.V: 20,433

(16) Porches/Decks

Area	Type
72	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 1984
(11) Heating System: Forced Warm Air
Ground Area = 728 SF Floor Area = 728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	728		
			Total:	37,215	17,864
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			132	1,424	684
Plumbing					
3 Fixture Bath			1	2,371	1,138
Deck					
Treated Wood			72	2,048	983
Water/Sewer					
Public Sewer			1	1,175	564
Water Well, 150 Feet			1	8,124	3,900
			Totals:	52,357	25,133

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 20,433

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1989 121	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
X	Insulation		

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 19
Floor Area:
Total Base New : 44,524 E.C.F.
Total Depr Cost: 21,372 X 0.813
Estimated T.C.V: 17,375

(16) Porches/Decks

Area	Type
72	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home MOBILE HOME Cls Low Blt 1989
(11) Heating System: Forced Warm Air
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	672		
			Total:	36,674	17,604
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			144	1,554	746
Plumbing					
3 Fixture Bath			1	2,371	1,138
Deck					
Treated Wood			72	2,048	983
Treated Wood			16	702	337
Water/Sewer					
Public Sewer			1	1,175	564
			Totals:	44,524	21,372

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 17,375

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,500	05/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
VICTORY RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
CLARK ERIC R II 133 VICTORY RD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

234 L-1025 P-2633 (L-656P-208-210) LOT 15 NORTHWAY.

Comments/Influences

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,733C
2024	3,800	0	3,800			2,651C
2023	3,800	0	3,800			2,525C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHREINER KATHY L	CROUTCH KATRINA	43,000	10/25/2017	WD	19-MULTI PARCEL ARM'S LEN	1164:0113	PROPERTY TRANSFER	100.0
MINTO RUTH A	SCHREINER KATHY L	35,000	10/20/2017	WD	16-LC PAYOFF	1164:0112	PROPERTY TRANSFER	0.0
BARKER JESSE D & JACKSON A	SCHREINER KATHY L	100	06/03/2016	QC	21-NOT USED/OTHER	1159-0350	PROPERTY TRANSFER	0.0
SCHREINER KATHY L	BARKER JESSE D & JACKSON A	47,058	01/01/2015	LC	19-MULTI PARCEL ARM'S LEN	1149-2056	PROPERTY TRANSFER	100.0

Property Address

127 VICTORY

Owner's Name/Address

CROUTCH KATRINA
127 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-701 P-42 234 LOT 16 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/25/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	252	46	714
D/W/P: Asphalt Paving	2.89	672	11	214
Wood Frame	28.72	80	21	483
Total Estimated Land Improvements True Cash Value =				1,411

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	26,400	31,400			21,986C
2024	3,800	25,000	28,800			21,325C
2023	3,800	21,800	25,600			20,310C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 39
Floor Area: 576
Total Base New : 101,942 E.C.F.
Total Depr Cost: 62,187 X 0.813
Estimated T.C.V: 50,558

(16) Porches/Decks

Area	Type
128	CGEP (1 Story)
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	70,592	43,063
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			128	8,100	4,941
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			308	13,028	7,947
Water/Sewer					
Public Sewer			1	1,326	809
Water Well, 150 Feet			1	8,359	5,099
Deck					
Treated Wood			12	537	328
			Totals:	101,942	62,187

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 50,558

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHREINER KATHY L	CROUTCH KATRINA	43,000	10/25/2017	WD	20-MULTI PARCEL SALE REF	1164:0113	PROPERTY TRANSFER	100.0
MINTO RUTH A	SCHREINER KATHY L	35,000	10/20/2017	WD	16-LC PAYOFF	1164:0112	PROPERTY TRANSFER	0.0
BARKER JESSE D & JACKSON A	SCHREINER KATHY L	100	06/03/2016	QC	21-NOT USED/OTHER	1159-0350	PROPERTY TRANSFER	0.0
SCHREINER KATHY L	BARKER JESSE D & JACKSON A	47,058	01/01/2015	LC	20-MULTI PARCEL SALE REF	1149-2056	PROPERTY TRANSFER	100.0

Property Address

VICTORY

Owner's Name/Address

CROUTCH KATRINA
127 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-701 P-42 234 LOT 17 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/25/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		31,500	02/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

133 VICTORY

Owner's Name/Address

CLARK ERIC R II
133 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-873P-491 (L-857P-338-339&L-583P-610)234
133 VICTORY ROAD 48629LOT 18 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/01/2025
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1952	46	5,531
Fencing: Wire Mesh, #9	3.74	600	46	1,032
Fencing: Gates, Mesh, 3'	382.72	3	46	528
Fencing: Gates, Mesh, 10'	852.71	1	87	742
Wood Frame	24.60	128	46	1,449
Total Estimated Land Improvements True Cash Value =				9,282

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	52,800	57,800			22,167C
2024	3,800	49,200	53,000			21,501C
2023	3,800	43,900	47,700			20,478C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1344 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 34
Floor Area: 1,344
Total Base New : 173,151 E.C.F.
Total Depr Cost: 114,721 X 0.813
Estimated T.C.V: 93,268

(16) Porches/Decks

Area	Type
84	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,344			
			Total:	147,316	97,228	
Other Additions/Adjustments						
Exterior						
Stone Veneer			128	4,375	2,887	
Plumbing						
3 Fixture Bath			1	3,860	2,548	
Porches						
CCP (1 Story)			84	2,208	1,899	*8
Water/Sewer						
Public Sewer			1	1,326	875	
Water Well, 150 Feet			1	8,359	5,517	
Fireplaces						
Exterior 1 Story			1	5,707	3,767	
			Totals:	173,151	114,721	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 93,268

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
VICTORY RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
CLARK ERIC R II 133 VICTORY RD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.74	1200	46	2,064
Fencing: Gates, Mesh, 10'	852.71	1	46	392
Total Estimated Land Improvements True Cash Value =				2,456

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Tax Description
L-873P-491 (L-857P-338-339&L-583P-610)234 133 VICTORY ROAD 48629LOT 19 NORTHWAY.

Comments/Influences

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	1,300	6,300			2,217C
2024	3,800	1,200	5,000			2,151C
2023	3,800	600	4,400			2,049C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VILLARREAL THOMAS G & TERE	NOTTINGHAM INN LLC	3,500	10/22/2021	WD	03-ARM'S LENGTH	1178:1792	PROPERTY TRANSFER	100.0
VILLARREAL THOMAS G & TERE	VILLARREAL THOMAS G & TERE	0	08/23/2017	WD	18-LIFE ESTATE	1163:1608	PROPERTY TRANSFER	0.0

Property Address

VICTORY RD

Owner's Name/Address

NOTTINGHAM INN LLC
133 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-971 P-223 (L-437 P-684) 234 LOT 20 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
139 VICTORY	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LOVISKA DAVID 6916 DANES DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-728 P-539 234 139 VICTORY DR LOT 21 NORTHWAY

Comments/Influences

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	100	78	480
Fencing: Wire Mesh, #9	3.74	1600	49	2,932
Fencing: Gates, Mesh, 3'	382.72	2	49	375
Total Estimated Land Improvements True Cash Value =				3,787

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	16,500	21,500			11,731C
2024	3,800	13,900	17,700			11,379C
2023	3,800	11,300	15,100			10,838C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New : 75,186 E.C.F.
Total Depr Cost: 34,586 X 0.813
Estimated T.C.V: 28,118

(16) Porches/Decks

Area	Type
140	WGEP (1 Story)
812	Roof Cover Onl
100	Roof Cover Onl
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	672		
			Total:	38,828	17,861
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			158	1,749	805
Plumbing					
3 Fixture Bath			1	2,726	1,254
Porches					
WGEP (1 Story)			140	8,702	4,003
Water/Sewer					
Public Sewer			1	1,326	610
Water Well, 150 Feet			1	8,359	3,845
Deck					
Treated Wood			16	715	329
w/Roof (Roof portion)			812	11,116	5,113
w/Roof (Roof portion)			100	1,665	766
			Totals:	75,186	34,586

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 28,118

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VICK MARK EDWIN TRUST	VICK MARK EUGENE	0	09/28/2023	OTH	14-INTO/OUT OF TRUST	1185:1570	PROPERTY TRANSFER	0.0
VICK MARK E		0	09/02/2022	OTH	07-DEATH CERTIFICATE	1182:854	OTHER	0.0
LATTIMORE, ANDY	VICK MARK E TRUST	15,000	04/19/2010	WD	03-ARM'S LENGTH	1092/1763	OTHER	100.0
GREEN TREE SERVICING LLC	LATTIMORE, ANDY	5,000	03/23/2010	WD	21-NOT USED/OTHER	1092/916	OTHER	100.0

Property Address

141 VICTORY

Owner's Name/Address

VICK MARK E
7784 STONE SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description

L-660 P-57 234 LOT 22 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	17	339
Total Estimated Land Improvements True Cash Value =				339

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	18,200	23,200			12,516C
2024	3,800	15,400	19,200			12,140C
2023	3,800	13,400	17,200			11,562C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1993	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 84,426 E.C.F.
Total Depr Cost: 40,524 X 0.813
Estimated T.C.V: 32,946

(16) Porches/Decks

Area	Type
160	Treated Wood
96	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1993
(11) Heating System: Warm & Cool Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1216		
			Total:	64,037	30,738
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			184	2,037	978
Plumbing					
3 Fixture Bath			1	2,726	1,308
Deck					
Treated Wood			160	3,498	1,679
Treated Wood			96	2,443	1,173
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
			Totals:	84,426	40,524

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 32,946

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEARD MICHAEL	BEARD MICHAEL J ESTATE	0	03/02/2025	OTH	07-DEATH CERTIFICATE		OTHER	0.0
GRAVES DONALD	BEARD MICHAEL	75,000	07/08/2022	WD	03-ARM'S LENGTH	1181:1940	PROPERTY TRANSFER	100.0
INDEPENDENT BANK	GRAVES DONALD	19,500	04/13/2016	CD	12-FROM LENDING INSTITUTI	1158-1991	PROPERTY TRANSFER	100.0
OLSOWY JOYCE J	INDEPENDENT BANK	31,987	09/26/2014	SD	21-NOT USED/OTHER	1143-2400	PROPERTY TRANSFER	0.0

Property Address

143 VICTORY

Owner's Name/Address

BEARD MICHAEL J ESTATE
143 VICTORY
HOUGHTON LAKE MI 48629

Tax Description

L-943 P-14 (L-805 P-479) 234 LOTS 23 & 24 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	04/14/2023	LU23-4558	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	228	50	702
D/W/P: Patio Blocks	14.27	44	25	157
Wood Frame	22.22	192	95	4,053
Total Estimated Land Improvements True Cash Value =				4,912

Work Description for Permit LU23-4558, Issued 04/14/2023: 12X16 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	31,100	39,800			35,713C
2024	6,500	29,100	35,600			34,640C
2023	6,500	24,300	30,800		30,800A	30,800S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 720
Total Base New : 115,748 E.C.F.
Total Depr Cost: 68,141 X 0.813
Estimated T.C.V: 55,399

(16) Porches/Decks

Area	Type
32	CPP
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	720			
			Total:	88,558	52,251	
Other Additions/Adjustments						
Porches						
CPP			32	827	488	
Deck						
Treated Wood			48	1,690	845	*5
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			384	14,988	8,843	
Water/Sewer						
Public Sewer			1	1,326	782	
Water Well, 150 Feet			1	8,359	4,932	
			Totals:	115,748	68,141	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 55,399

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PLOE DOUGLAS H & DIANE N T	SMITH MICHAEL B	42,000	08/30/2024	WD	03-ARM'S LENGTH	1188:422	PROPERTY TRANSFER	100.0
WILCOX TODD A	PLOE DOUGLAS H & DIANE N	0	03/28/2024	OTH	06-COURT JUDGEMENT	1187:218 & 219	PROPERTY TRANSFER	0.0
PLOE DIANE N & DOUGLAS H	PLOE DOUGLAS H & DIANE N T	0	08/23/2023	QC	14-INTO/OUT OF TRUST	1185:1815	DEED	0.0
PLOE DIANE N & MCMALL MICH	PLOE DIANE N & DOUGLAS H	0	03/01/2019	QC	21-NOT USED/OTHER	1168:1478	PROPERTY TRANSFER	0.0

Property Address

147 VICTORY

Owner's Name/Address

SMITH MICHAEL B
147 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-700 P-289 234 LOTS 25 & 26 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/30/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/16/2024	PB24-0330	OPEN PARTI
Res. Add/Alter/Repair	10/02/2023	PB23-0437	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	03/27/2023	INSPECTED
MH	08/11/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	84.00	150.00	0.9014	1.0000	200	100		15,144
84 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	15,144

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	952	51	3,195
Total Estimated Land Improvements True Cash Value =				3,195

Work Description for Permit PB24-0330, Issued 09/16/2024: RE-ROOF AND TRUSS REPAIR. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROEJCT WILL NOT BE APPROVED. LAND USE NOT REQUIRED PER LAKE TOWNSHIP, K ROSE.
Work Description for Permit PB23-0437, Issued 10/02/2023: RE-ROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED. NOTE: LAND CONTRACT UNDER PLOE DOUGLAS & DIANE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,600	16,600	24,200			24,200S
2024	5,700	20,300	26,000			18,080C
2023	5,700	17,000	22,700			16,982C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good
Part. Construct.: 65%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 28
Floor Area:
Total Base New : 123,618 E.C.F.
Total Depr Cost: 55,358 X 0.813
Estimated T.C.V: 45,006

(16) Porches/Decks

Area	Type
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 69
Storage Area: 540
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	1040			
			Total:	80,005	30,401	
Other Additions/Adjustments						
Skirting, Plywd/Hrdbd			144	1,833	697	
Plumbing						
3 Fixture Bath			1	3,054	1,161	
Deck						
Treated Wood			40	1,598	607	
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			720	19,620	13,538	*6
Storage Over Garage			540	7,420	5,120	
Water/Sewer						
Public Sewer			1	1,494	568	
Water Well, 150 Feet			1	8,594	3,266	
			Totals:	123,618	55,358	

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 45,006
65% Completed => Est. True Cash Value 2026 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		58,000	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9093 OLD 27

Owner's Name/Address

PASTOR DAVID
9093 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-906 P-494 (L-843 P-546&L-578 P-388) 234 LOTS 27 AND 28 S 1/2 OF LOT 31 NORTHWAY

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/05/2004

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
X	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	100.00	217.00	1.0000	1.2028	250	100		30,069
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	30,069

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	144	24	929
D/W/P: Asphalt Paving	2.69	1000	21	565
Total Estimated Land Improvements True Cash Value =				1,494

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	15,000	42,500	57,500			26,929C
2024	12,000	41,500	53,500			26,120C
2023	9,000	20,200	29,200			24,877C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many Avg.		Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 972 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 59
Floor Area: 972
Total Base New : 112,477 E.C.F.
Total Depr Cost: 50,614 X 0.897
Estimated T.C.V: 45,401

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 972 SF Floor Area = 972 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	972		
			Total:	103,178	46,429
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	529
Water Well, 150 Feet			1	8,124	3,656
			Totals:	112,477	50,614

Notes:
ECF (2001 COMMERCIAL) 0.897 => TCV: 45,401

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 220 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 56
Floor Area: 864
Total Base New : 91,012 E.C.F.
Total Depr Cost: 40,956 X 0.897
Estimated T.C.V: 36,737

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Piers	644		
1 Story	Siding	Slab	220		
			Total:	89,837	40,427

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,175	529
	Totals:	91,012	40,956

Notes:

ECF (2001 COMMERCIAL) 0.897 => TCV: 36,737

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		62,400	09/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9093 W HOUGHTON LAKE DR

Owner's Name/Address

PASTOR DAVID M & BONNIE J
9093 W HOUGHTON LK DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-962 P-1389 (L-660 P-113) LOTS 29 & 30 & N 1/2 OF LOT 31 NORTHWAY.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	11/30/2012	259	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	06/28/2018	INSPECTED
DMG	12/03/2012	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	100.00	217.00	1.0000	1.2028	250	100		30,069
100 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	30,069

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	7.06	49	74	256
D/W/P: Asphalt Paving	3.15	5348	24	4,043
Total Estimated Land Improvements True Cash Value =				4,299

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	15,000	24,700	39,700			31,906C
2024	12,000	26,900	38,900			30,947C
2023	9,000	21,200	30,200			29,474C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Storage

Class: D
Floor Area: 1,062
Gross Bldg Area: 1,062
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 20
Physical %Good: 60
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Forced Air Furnace 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1062
Ave. Perimeter: 134
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Good Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 134
Overall Building Height: 8

Base Rate for Upper Floors = 59.83

(10) Heating system: Forced Air Furnace Cost/SqFt: 11.47 100%
Adjusted Square Foot Cost for Upper Floors = 71.30

Total Floor Area: 1,062 Base Cost New of Upper Floors = 75,720

Reproduction/Replacement Cost = 75,720
Eff.Age:20 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 60 /100/100/100/60.0
Total Depreciated Cost = 45,432

Unit in Place Items	Rate	Quantity	Arch	%Good	Depr.Cost
/CI16/YARI/MASW/8BLKL	22.41	232	1.00	42	2,184
/CI16/YARI/PAV/495L	6.05	292	1.00	42	742
/CI16/YARI/RAIPD/25 S/DECSFPEA	36.61	20	1.00	60	439

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 43,332
Replacement Cost/Floor Area= 78.55 Est. TCV/Floor Area= 40.80

(1) Excavation/Site Prep:

(2) Foundation:

	Poured Conc.		Brick/Stone	X	Block		Footings

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical

	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETRONELLI PAUL J & KATHY	BALLA MARTIN & PASTOR DAVI	45,000	05/31/2022	WD	16-LC PAYOFF	1181:1081	DEED	0.0
PETRONELLI PAUL J & KATHY	PETRONELLI PAUL J & KATHY	0	10/06/2020	QC	29-SELLERS INTEREST IN A	1174:676	DEED	0.0
PETRONELLI PAUL J & KATHY	PASTOR DAVID & BALLA MARTI	45,000	10/07/2014	LC	21-NOT USED/OTHER	1143-2521	PROPERTY TRANSFER	100.0
CAMPBELL PENNY ETAL	PETRONELLI PAUL J & KATHY	45,000	10/03/2014	WD	20-MULTI PARCEL SALE REF	1143-2518	PROPERTY TRANSFER	100.0

Property Address

MARY/VICTORY

Owner's Name/Address

BALLA MARTIN & PASTOR DAVID
9093 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-255 P-680 234 LOT 32 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETRONELLI PAUL J & KATHY	BALLA MARTIN & PASTOR DAVI	45,000	05/31/2022	WD	16-LC PAYOFF	1181:1081	DEED	0.0
PETRONELLI PAUL J & KATHY	PETRONELLI PAUL J & KATHY	0	10/06/2020	QC	29-SELLERS INTEREST IN A	1174:676	DEED	0.0
PETRONELLI PAUL J & KATHY	PASTOR DAVID & BALLA MARTI	45,000	10/07/2014	LC	21-NOT USED/OTHER	1143-2521	PROPERTY TRANSFER	100.0
CAMPBELL PENNY ETAL	PETRONELLI PAUL J & KATHY	45,000	10/03/2014	WD	19-MULTI PARCEL ARM'S LEN	1143-2518	PROPERTY TRANSFER	100.0

Property Address

106 VICTORY

Owner's Name/Address

BALLA MARTIN & PASTOR DAVID
9093 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-372 P-471 234 106 VICTORY LOTS 33 AND 34 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	01/29/2025	PB24-0399	INSPECT

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	11.30	48	25	135
D/W/P: 3.5 Concrete	5.86	76	72	320
Wood Frame/Conc.	25.95	192	47	2,342
Total Estimated Land Improvements True Cash Value =				2,797

Work Description for Permit PB24-0399, Issued 01/29/2025: 16 X 13 PREBUILT STORAGE SHED ON GRAVEL. SHED MUST BE ANCHORED. LAKE TOWNSHIP LAND USE DATED 10/25/24 #4720.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	30,600	39,300			22,458C
2024	6,500	28,100	34,600			21,783C
2023	6,500	24,700	31,200			20,746C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Block

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 725 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 906
Total Base New : 147,994 E.C.F.
Total Depr Cost: 69,557 X 0.813
Estimated T.C.V: 56,550

(16) Porches/Decks

Area	Type
48	CPP
84	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 312
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls D Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 725 SF Floor Area = 906 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Block	Mich Bsmnt.	725		
			Total:	103,397	51,507
Other Additions/Adjustments					
Porches					
CPP			48	998	469
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,617	9,690
Storage Over Garage			312	3,760	1,767
Water/Sewer					
Public Sewer			1	1,192	560
Water Well, 150 Feet			1	8,240	3,873
Fireplaces					
Interior 2 Story			1	5,277	2,480
Breezeways					
Frame Wall			84	4,513	2,121
			Totals:	147,994	69,557

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 56,550

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEINBACHER STEVEN	BALLA MARTIN II, PASTOR DA	10,500	10/28/2016	WD	03-ARM'S LENGTH	2016-8266	PROPERTY TRANSFER	100.0
STEINBACKER NORMAN G	STEINBACKER, STEVEN	0	06/27/2009	OTH	07-DEATH CERTIFICATE	1084/1836	OTHER	100.0

Property Address

MARY/VICTORY

Owner's Name/Address

BALLA MARTIN II & PASTOR DAVID &
BALLA MARIAH L
9093 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-689 P-339 234 LOTS 35 & 36 NORTHWAY

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	100.00	0.8706	0.9221	200	100		16,055
100 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	16,055

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	2,300	10,300			3,600C
2024	6,000	2,200	8,200			3,492C
2023	6,000	2,000	8,000			3,326C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: WELL/SEP ONLY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 40
Floor Area: 0
Total Base New : 9,299 E.C.F.
Total Depr Cost: 5,579 X 0.813
Estimated T.C.V: 4,536

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family WELL/SEP ONLY Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	705
Water Well, 150 Feet			1	8,124	4,874
			Totals:	9,299	5,579

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 4,536

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOSHINSKIE DOROTHY J & CAL	PASTOR DAVE & BONNIE &	17,000	05/01/2017	WD	20-MULTI PARCEL SALE REF	1162:1458	PROPERTY TRANSFER	100.0
HOLLINGSWORTH JAYSEN & VIC	LOSHINSKIE CALVIN	0	01/12/2015	OTH	21-NOT USED/OTHER	1152-884	PROPERTY TRANSFER	0.0
LOSHINSKIE CALVIN W	HOLLINGSWORTH JAYSEN & VIC	0	04/11/2014	WD	21-NOT USED/OTHER		OTHER	100.0
LOSHINSKIE CALVIN W	HOLLINGSWORTH JAYSEN & VIC	32,000	04/11/2014	LC	03-ARM'S LENGTH	1138/1629	OTHER	100.0

Property Address

MARY

Owner's Name/Address

PASTOR DAVE & BONNIE &
BALLA MARTIN II & BALLA MARIAH
9093 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-943 P-116&L-939P-1160&L-630 P-206) 234 L-1049 P-844 (L-982P-285) N 1/2 OF LOT 37 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.51	49	90	1,478
Total Estimated Land Improvements True Cash Value =				1,478

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	3,700	8,700			4,359C
2024	3,800	3,500	7,300			4,228C
2023	3,800	1,600	5,400			3,360C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: WELL/SEP ONLY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 13
Floor Area: 0
Total Base New : 8,359 E.C.F.
Total Depr Cost: 7,272 X 0.813
Estimated T.C.V: 5,912

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family WELL/SEP ONLY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Water Well, 150 Feet			1	8,359	7,272
			Totals:	8,359	7,272

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 5,912

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-037-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURTIS DIANNA	BURTIS RICK M & DIANNA J T	0	11/26/2019	QC	21-NOT USED/OTHER	1171:1461	DEED	0.0
ROSCOMMON COUNTY TREASURER	BURTIS DIANNA	4,200	09/12/2016	QC	21-NOT USED/OTHER	1160-0215	PROPERTY TRANSFER	100.0
SPAYDE MELVIN L & NANCY J	ROSCOMMON COUNTY TREASUREF	0	02/02/2016	OTH	10-FORECLOSURE	1158-2178	PROPERTY TRANSFER	0.0

Property Address

114 VICTORY

Owner's Name/Address

BURTIS RICK M & DIANNA J TRUST
136 CHANNEL CT
HOUGHTON LAKE MI 48629

Tax Description

L-521 P-260 234 S 1/2 OF LOT 37 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	06/01/2016	PB16-0352	CANCELED

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
MH	08/04/2017	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	18.36	70	75	964
Total Estimated Land Improvements True Cash Value =				964

Work Description for Permit PB16-0352, Issued 06/01/2016: SINGLE FAMILY ATTACHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	31,600	36,600			21,279C
2024	3,800	29,400	33,200			20,640C
2023	3,800	25,000	28,800			18,705C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 968 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 37
Floor Area: 968
Total Base New : 117,311 E.C.F.
Total Depr Cost: 74,370 X 0.813
Estimated T.C.V: 60,463

(16) Porches/Decks

Area	Type
12	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 968 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	968			
			Total:	106,039	66,806	
Other Additions/Adjustments						
Deck						
Treated Wood			36	1,447	1,375	*9
Treated Wood			12	526	331	
Water/Sewer						
Public Sewer			1	1,175	740	
Water Well, 150 Feet			1	8,124	5,118	
			Totals:	117,311	74,370	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 60,463

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOSHINSKIE DOROTHY J & CAL	PASTOR DAVE & BONNIE &	17,000	05/01/2017	WD	20-MULTI PARCEL SALE REF	1162:1458	PROPERTY TRANSFER	100.0
HOLLINGSWORTH JAYSEN & VIC	LOSHINSKIE CALVIN	0	01/12/2015	OTH	21-NOT USED/OTHER	1152-884	PROPERTY TRANSFER	0.0
LOSHINSKIE CALVIN W	HOLLINGSWORTH JAYSEN & VI	32,000	04/11/2014	WD	03-ARM'S LENGTH	1138/1629	OTHER	100.0

Property Address

113 MARY

Owner's Name/Address

PASTOR DAVE & BONNIE &
BALLA MARTIN II & BALLA MARIAH
9093 W HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-760 P-660 234 N1/2 OF LOT 38 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	939	48	2,776
D/W/P: 3.5 Concrete	6.16	294	48	869
Total Estimated Land Improvements True Cash Value =				3,645

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	17,300	22,300			13,809C
2024	3,800	14,700	18,500			13,394C
2023	3,800	12,900	16,700			12,757C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 72,874 E.C.F.
Total Depr Cost: 34,276 X 0.813
Estimated T.C.V: 27,866

(16) Porches/Decks

Area	Type
15	Treated Wood
180	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	40,494	19,436
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,506	723
Plumbing					
3 Fixture Bath			1	2,726	1,308
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	14,988	7,194
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
Deck					
Treated Wood			15	671	322
w/Roof (Roof portion)			180	2,804	645
			Totals:	72,874	34,276

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 27,866

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-038-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		41,000	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

116 VICTORY

Owner's Name/Address

MORGAN SANDRA K
116 VICTORY
HOUGHTON LAKE MI 48629

Tax Description

(L-901P-583&L-893P-530&L-422 P-455)
L-950P-153&L-1000P-801 (L-992P-1689) 234
116 VICTORY S 1/2 OF LOT 38 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/03/2004
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	78	47	212
Wood Frame	27.81	64	22	392
Wood Frame	23.41	96	35	786
Total Estimated Land Improvements True Cash Value =				1,390

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	12,100	17,100			11,519C
2024	3,800	11,400	15,200			11,173C
2023	3,800	9,700	13,500			10,356C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 420 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 56
Floor Area: 420
Total Base New : 62,357 E.C.F.
Total Depr Cost: 28,060 X 0.813
Estimated T.C.V: 22,813

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 420 SF Floor Area = 420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	420		
			Total:	53,058	23,875
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	529
Water Well, 150 Feet			1	8,124	3,656
			Totals:	62,357	28,060

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 22,813

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLESKIE ROBERT J JR & TANY	NEACE LAURA N	16,000	03/11/2015	WD	16-LC PAYOFF	1147-2664	PROPERTY TRANSFER	0.0
OLESKIE ROBERT J	NEACE LAURA NEVELLA	16,000	08/01/2008	LC	03-ARM'S LENGTH	1074/1538	OTHER	100.0
		10,000	07/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

115 MARY

Owner's Name/Address

NEACE LAURA N
8949 SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description

(L-954P-2579&L-844P-435&L-748P-362) 234 L-950P-127&L-1000 P-800 N 100 FT OF LOT 39 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 03/28/2023 INSPECTED
QT 04/27/2018 INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	460	11	312
Metal Prefab	18.36	70	87	1,118
Total Estimated Land Improvements True Cash Value =				1,430

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	8,600	13,600			7,821C
2024	3,800	8,300	12,100			7,586C
2023	3,800	7,000	10,800			7,225C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 25
Floor Area:
Total Base New : 55,062 E.C.F.
Total Depr Cost: 19,271 X 0.813
Estimated T.C.V: 15,667

(16) Porches/Decks

Area	Type
72	Treated Wood
552	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home 1 STORY Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	552		
			Total:	34,405	12,041
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			116	1,284	449
Deck					
Treated Wood			72	2,092	732
w/Roof (Roof portion)			552	7,596	2,659
Water/Sewer					
Public Sewer			1	1,326	464
Water Well, 150 Feet			1	8,359	2,926
			Totals:	55,062	19,271

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 15,667

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-039-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON PAUL R	PATTERSON KRIS & CATHERINE	2,800	09/26/2013	QC	21-NOT USED/OTHER	1132/2078	OTHER	100.0
BARRY ARTHUR V	WILSON, PAUL	2,800	08/13/2009	WD	21-NOT USED/OTHER	1086/142	OTHER	100.0

Property Address

120 VICTORY

Owner's Name/Address

PATTERSON KRIS & CATHERINE
122 VICTORY
HOUGHTON LAKE MI 48629

Tax Description

L-833 P-110 (L-535 P-235) 234 S 100 FT OF LOT 39 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/20/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Pole Barn	08/15/2022	LU22-4524	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/01/2022	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1102	95	6,449
D/W/P: 3.5 Concrete	6.16	288	95	1,685
Total Estimated Land Improvements True Cash Value =				8,134

Work Description for Permit LU22-4524, Issued 08/15/2022: 30X50 POLE BARN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	18,700	23,700			19,154C
2024	3,800	17,700	21,500			18,579C
2023	3,800	17,600	21,400		21,400A	19,125C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 2
Floor Area: 0
Total Base New : 36,195 E.C.F.
Total Depr Cost: 35,471 X 0.813
Estimated T.C.V: 28,838

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2022
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1500	36,195	35,471
			Totals:	36,195	35,471

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 28,838

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-040-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KURIPLA RONALD L SR	KURIPLA RONALD L TRUST	0	08/19/2013	OTH	21-NOT USED/OTHER	1132/231	OTHER	0.0
KURIPLA RONALD L TRUST	PATTERSON CATHRINE	0	08/19/2013	WD	21-NOT USED/OTHER		OTHER	100.0
PATTERSON CATHRINE	PATTERSON KRIS & CATHRINE	0	08/19/2013	QC	21-NOT USED/OTHER	1132/234	OTHER	100.0

Property Address
122 VICTORY

Owner's Name/Address
PATTERSON KRIS & CATHRINE
122 VICTORY
HOUGHTON LAKE MI 48629

Tax Description
L-952 P-440 (L-943P-2534&L-780P-109) 234 LOT 40 NORTHWAY. 122 VICTORY RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 09/17/2023
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/21/2020	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	422	74	1,805
D/W/P: Asphalt Paving	2.69	616	74	1,226
Wood Frame	20.87	160	49	1,636
Wood Frame	26.71	72	24	462
Total Estimated Land Improvements True Cash Value =				5,129

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	41,700	46,700			20,602C
2024	3,800	38,900	42,700			19,983C
2023	3,800	34,600	38,400		38,400A	19,032C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 744 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 744
Total Base New : 148,343 E.C.F.
Total Depr Cost: 93,748 X 0.813
Estimated T.C.V: 76,217

(16) Porches/Decks

Area	Type
154	WSEP (1 Story)
24	CCP (1 Story)
256	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 416
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 744 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	744			
			Total:	82,926	48,926	
Other Additions/Adjustments						
Porches						
WSEP (1 Story)			154	6,688	3,946	
CCP (1 Story)			24	1,059	625	
Deck						
Treated Wood			256	4,652	2,745	
Treated Wood			24	1,052	621	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			416	17,763	10,480	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	20,919	*8
Water/Sewer						
Public Sewer			1	1,175	693	
Water Well, 150 Feet			1	8,124	4,793	
			Totals:	148,343	93,748	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 76,217

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-041-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

125 MARY

Owner's Name/Address

PRESLER GARY L TRUST 1/25/01
5190 MUSKIE CT
OXFORD OH 45056

Tax Description

L-915 P-541 (L-628 P-598) 234 N 1/2 OF LOTS 41 & 42 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	814	50	2,678
Wood Frame	27.00	144	44	1,711
Wood Frame	28.33	112	44	1,396
Total Estimated Land Improvements True Cash Value =				5,785

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	41,100	49,800			29,470C
2024	6,500	37,800	44,300			28,584C
2023	6,500	32,200	38,700			27,223C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 10
Floor Area:
Total Base New : 117,419 E.C.F.
Total Depr Cost: 88,678 X 0.813
Estimated T.C.V: 72,095

(16) Porches/Decks

Area	Type
96	Treated Wood
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	960			
			Total:	74,773	56,827	
Other Additions/Adjustments						
42" frost-free footings, foundation			128	7,549	5,737	
Plumbing						
3 Fixture Bath			1	3,054	2,321	
Deck						
Treated Wood			96	2,505	1,904	
Treated Wood			18	822	625	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	18,628	13,598	*7
Water/Sewer						
Public Sewer			1	1,494	1,135	
Water Well, 150 Feet			1	8,594	6,531	
			Totals:	117,419	88,678	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 72,095

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-041-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARBAUGH ROGER E ESTATE	PATTERSON KRIS R & CATHERI	30,800	05/10/2023	WD	08-ESTATE	1184:778	PROPERTY TRANSFER	100.0
HARBAUGH ROGER E		0	07/07/2022	OTH	07-DEATH CERTIFICATE	1184:776	OTHER	0.0
HARBAUGH DONNA JEAN	HARBAUGH DONNA JEAN ESTATE	0	07/08/2016	OTH	21-NOT USED/OTHER	1159-1256	PROPERTY TRANSFER	0.0
HARBAUGH ROBERT J & DONNA	HARBAUGH DONNA JEAN	0	04/23/2014	QC	09-FAMILY	1138/2276	OTHER	0.0

Property Address

124 VICTORY

Owner's Name/Address

PATTERSON KRIS R & CATHERINE E
122 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-432 P-240 234 S 1/2 OF LOTS 41 & 42 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1088	12	377
Wood Frame	31.19	64	23	459
Wood Frame	31.19	64	51	1,018
Total Estimated Land Improvements True Cash Value =				1,854

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	19,200	27,900			23,506C
2024	6,500	16,300	22,800			22,800S
2023	6,500	14,000	20,500			12,163C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1972	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 84,980 E.C.F.
Total Depr Cost: 40,788 X 0.813
Estimated T.C.V: 33,161

(16) Porches/Decks

Area	Type
128	Treated Wood
72	Treated Wood
966	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1972
(11) Heating System: Forced Warm Air
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	744		
Addition	Siding	Crawl	120		
		Total:		52,460	25,180
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,771	850
Plumbing					
3 Fixture Bath			1	2,726	1,308
Deck					
Treated Wood			128	3,021	1,450
Treated Wood			72	2,092	1,004
w/Roof (Roof portion)			966	13,225	6,348
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
		Totals:		84,980	40,788

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 33,161

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-043-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER RICHARD D	WEITZEL, JANICE L.	0	10/11/2007	WD	21-NOT USED/OTHER	1065/485	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
129 MARY	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WEITZEL JANICE L 4365 HOPPOUGH ROAD ORLEANS MI 48865	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	30	19	89
D/W/P: 3.5 Concrete	6.16	176	44	477
Total Estimated Land Improvements True Cash Value =				566

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	18,600	27,300			16,271C
2024	6,500	16,400	22,900			15,782C
2023	6,500	16,500	23,000			15,031C

Tax Description

L-1046 P-1458-1459 (L-386P-133) 234 N 100 FT OF LOT 43 & LOT 44 NORTHWAY.

Comments/Influences

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 85,536 E.C.F.
Total Depr Cost: 41,055 X 0.813
Estimated T.C.V: 33,378

(16) Porches/Decks

Area	Type
56	Treated Wood
1360	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 744 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	744		
Expando			161		
			Total:	50,876	24,419
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			162	1,793	861
Plumbing					
3 Fixture Bath			1	2,726	1,308
Deck					
Treated Wood			56	1,838	882
w/Roof (Roof portion)			1360	18,618	8,937
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
			Totals:	85,536	41,055

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 33,378

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-043-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CINADER VICKIE	HINES TONYA	0	10/08/2014	QC	21-NOT USED/OTHER	1145-2252	PROPERTY TRANSFER	100.0
CINADER ROY EARL ESTATE	CINADER VICKIE	0	10/07/2014	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0
CINADER KAREN A ESTATE	CINADER VICKIE	0	10/07/2014	OTH	21-NOT USED/OTHER	1144-25	PROPERTY TRANSFER	0.0

Property Address
130 VICTORY

Owner's Name/Address
HINES TONYA
33262 JANET
FRASER MI 48026-4303

Tax Description
L-251 P-647 234 S 100 FT OF LOT 43 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	136	24	940
Fencing: Gates, Wood/SqFt	15.29	24	92	338
Fencing: Wd, Solid, 6 ft.	28.81	48	92	1,272
Total Estimated Land Improvements True Cash Value =				2,550

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	21,400	26,400			14,426C
2024	3,800	18,100	21,900			13,993C
2023	3,800	15,700	19,500			12,565C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 24
Floor Area:
Total Base New : 97,427 E.C.F.
Total Depr Cost: 45,790 X 0.813
Estimated T.C.V: 37,227

(16) Porches/Decks

Area	Type
176	CSEP (1 Story)
12	Treated Wood
840	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	46,276	21,750
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,545	726
Plumbing					
3 Fixture Bath			1	3,054	1,435
Porches					
CSEP (1 Story)			176	5,739	2,697
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	8,194
Water/Sewer					
Public Sewer			1	1,494	702
Water Well, 150 Feet			1	8,594	4,039
Deck					
Treated Wood			12	548	258
w/Roof (Roof portion)			840	12,743	5,989
			Totals:	97,427	45,790

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 37,227

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-045-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STILES HERBERT H & LISA TR	DELAUDER JEFFREY	110,000	04/19/2022	WD	03-ARM'S LENGTH	1180:1740	PROPERTY TRANSFER	100.0
STILES JACK D	STILES JACK D	0	11/20/2014	WD	21-NOT USED/OTHER	1145-1575	PROPERTY TRANSFER	0.0
STILES HERBERT H & LISA TR	STILES JR, LYLE & PATRICIA	0	06/24/2008	WD	09-FAMILY		OTHER	0.0
STILES HERBERT H & LYLE R	STILES HERBERT H & LISA TR	0	03/06/2007	WD	21-NOT USED/OTHER	L-1058 P-303	OTHER	0.0

Property Address

136 VICTORY

Owner's Name/Address

DELAUDER JEFFREY
136 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

L-971 P-1117 (L-663 P-262) 234 LOT 45 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/19/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	86	47	249
Wood Frame/Conc.	29.57	160	22	1,041
Total Estimated Land Improvements True Cash Value =				1,290

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	47,500	52,500			39,946C
2024	3,800	44,200	48,000			38,745C
2023	3,800	33,100	36,900			36,900S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 952 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 952
Total Base New : 160,360 E.C.F.
Total Depr Cost: 112,252 X 0.813
Estimated T.C.V: 91,261

(16) Porches/Decks

Area	Type
140	Treated Wood
15	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 286
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	952		
			Total:	129,613	90,729
Other Additions/Adjustments					
Deck					
Treated Wood			140	3,207	2,245
Treated Wood			15	671	470
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			286	12,484	8,739
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Interior 1 Story			1	4,700	3,290
			Totals:	160,360	112,252

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 91,261

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-046-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRAMER JOHN R & TINA A [LE	MALEK MELVIN C & WENDY S	89,900	08/06/2021	WD	03-ARM'S LENGTH	1177:2106	PROPERTY TRANSFER	100.0
KRAMER JOHN & TINA	KRAMER JOHN R & TINA A [LE	0	12/30/2020	WD	18-LIFE ESTATE	1175:0321	PROPERTY TRANSFER	0.0
STILES KEITH A JR	KRAMER JOHN & TINA	43,750	06/16/2017	WD	03-ARM'S LENGTH	1162:2117	PROPERTY TRANSFER	100.0
WASSEMILLER ELMER & WENDY	STILES KEITH A JR	27,000	10/07/2013	WD	03-ARM'S LENGTH	1133/2663	OTHER	100.0

Property Address

139 MARY

Owner's Name/Address

MALEK MELVIN C & WENDY S
139 MARY
HOUGHTON LAKE MI 48629

Tax Description

L-649 P-639-640 234 139 MARY ST 48629 N 80 FT OF LOTS 46 & 47 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/01/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/04/2025	PB25-0040	INSPECT
Pole Barn	07/01/2022	PB22-0177A	COMPLETE
Pole Barn	06/13/2022	PB22-0177	COMPLETE
Res. Add/Alter/Repair	12/13/2021	PB21-0462	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	03/28/2023	INSPECTED
QT	11/29/2022	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1618	95	9,469
D/W/P: 3.5 Concrete	6.16	768	95	4,494
Fencing: Wire Mesh, #9	3.74	880	47	1,547
Fencing: Gates, Mesh, 3'	382.72	1	47	180
Fencing: Gates, Mesh, 5'	530.43	1	47	249
Wood Frame	34.90	24	22	184

Total Estimated Land Improvements True Cash Value = 16,123

Work Description for Permit PB25-0040, Issued 04/04/2025: 8 X 16 DECK STAIRWAY OFF BACK OF GARAGE LAKE TWP LUP 4733
Work Description for Permit PB22-0177A, Issued 07/01/2022: UPON INSPECTION, POLE BARN IS ATTACHED TO HOUSE. PRIORLY FIGURED AS DETACHED. ADDITIONAL PAYMENT DUE.
Work Description for Permit PB22-0177, Issued 06/13/2022: 28 X 32 = 896 TOTAL SQ FT, 24 FT HIGH POLE BUILDING; LAKE TOWNSHIP LAND USE PERMIT #4488
Work Description for Permit PB21-0462, Issued 12/13/2021: 12 X 24 = 264 SQUARE FEET ADDITION. LAKE TOWNSHIP LAND USE DATED 11/19/21 #4462.
Work Description for Permit PB19-0095, Issued 05/06/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	67,600	76,300			60,114C
2024	6,500	63,600	70,100			58,307C
2023	6,500	54,900	61,400			53,340C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2022

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 930 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 930
Total Base New : 172,755 E.C.F.
Total Depr Cost: 142,998 X 0.813
Estimated T.C.V: 116,257

(16) Porches/Decks

Area	Type
45	Roof Cover Onl
80	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 930 SF Floor Area = 930 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	666			
1 Story	Siding	Crawl Space	264			*9
			Total:	113,809	91,769	

Other Additions/Adjustments

Deck				
Treated Wood	80	2,213	2,102	*9
w/Roof (Roof portion)	45	837	795	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	308	13,028	9,641	
Class: C Exterior: Pole (Unfinished)				
Base Cost	896	23,027	21,876	*9
Storage Over Garage	448	6,156	5,848	
Water/Sewer				
Public Sewer	1	1,326	981	
Water Well, 150 Feet	1	8,359	6,186	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,800	*9
	Totals:	172,755	142,998	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 116,257

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-046-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENDRIX ROBERT	FEDERAL HOME LOAN	0	03/29/2011	OTH	21-NOT USED/OTHER		OTHER	100.0
FEDERAL HOME LOAN	MCCALL, CHRIS & BETSY	14,000	03/29/2011	OTH	21-NOT USED/OTHER		OTHER	100.0

Property Address

138 VICTORY

Owner's Name/Address

MCCALL CHRIS K & BETSY L
3935 S SHAFTBURG ROAD
LAINGSBURG MI 48848

Tax Description

L-767 P-337 234 S 120 FT OF LOTS 46 & 47 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	80	25	123
Total Estimated Land Improvements True Cash Value =				123

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	21,400	30,100			14,973C
2024	6,500	23,500	30,000			16,566C
2023	6,500	19,400	25,900			15,778C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: LOG 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 624 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 55
Floor Area: 624
Total Base New : 112,098 E.C.F.
Total Depr Cost: 50,445 X 0.813
Estimated T.C.V: 41,012

(16) Porches/Decks

Area	Type
60	WGEP (1 Story)
96	WGEP (1 Story)
60	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Crawl Space	624		
			Total:	81,747	36,786
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			60	6,294	2,832
WGEP (1 Story)			96	8,606	3,873
Water/Sewer					
Public Sewer			1	1,326	597
Water Well, 150 Feet			1	8,359	3,762
Fireplaces					
Interior 1 Story			1	4,700	2,115
Deck					
w/Roof (Roof portion)			60	1,066	480
			Totals:	112,098	50,445

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 41,012

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-048-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VICK MARK E TRUST 5/4/99	FASNAUGH THOMAS L	0	02/07/2017	QC	21-NOT USED/OTHER	1161:1146	PROPERTY TRANSFER	100.0

Property Address

141 MARY

Owner's Name/Address

FASNAUGH THOMAS L
5613 N BOLLINGER RD
VESTABURG MI 48891

Tax Description

L835/P463 L810/P435 234 N 1/2 LOT 48 NORTHWAY DESC AS BEG AT THE NE COR OF LOT 48 TH S00DEG19'37"W (REC AS S00DEG14'00"W) ALG TH E LINE OF SD LOT 99.67 FT TH S89DEG58'27"W 50.04 FT TO THE W LINE OF SD LOT TH N00DEG19'06"W (REC AS N00DEG14'00"W) ALG THE W LINE OF SD LOT 99.65 FT TO THE NW COR OF SD LOT TH N89DEG57'00"E ALG THE NORTH LINE OF SD LOT 50.03 FT (REC AS 50.00 FT) TO THE POB. SPLIT/COMBINED ON 01/06/2017 FROM 006-450-048-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Pole Barn	09/16/2019	PB19-0321	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	11/01/2022	INSPECTED
MH	11/01/2019	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	99.67	1.0000	0.9215	200	100		9,215
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	9,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	300	93	1,836
Total Estimated Land Improvements True Cash Value =				1,836

Work Description for Permit PB19-0321, Issued 09/16/2019: ONE STORY RESIDENTIAL DETACHED POLE BUILDING-STORAGE 30 X 40 = 1200 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4257

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,600	12,400	17,000			11,767C
2024	3,500	11,600	15,100			11,414C
2023	3,500	10,400	13,900			10,871C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2019	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg.	Large Avg.
Few	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 4
Floor Area: 0
Total Base New : 28,956 E.C.F.
Total Depr Cost: 27,798 X 0.813
Estimated T.C.V: 22,600

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2019
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2019
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1200	28,956	27,798
			Totals:	28,956	27,798

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 22,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-048-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VICK MARK EDWIN TRUST	VICK MARK EUGENE	0	09/28/2023	OTH	14-INTO/OUT OF TRUST	1185:1570	PROPERTY TRANSFER	0.0
VICK MARK E		0	09/02/2022	OTH	07-DEATH CERTIFICATE	1182:854	OTHER	0.0

Property Address

140 E VICTORY

Owner's Name/Address

VICK MARK E
7784 STONE SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description

L835/P463 L810/P435 234 S 1/2 LOT 48 NORTHWAY DESC AS COM AT THE NE COR OF LOT 48 TH S00DEG19'37"E (REC AS S00DEG14'00"E) ALG THE E LINE OF SD LOT 99.67 FT TO POB TH CONT S00DEG19'37"E 99.67 FT TO THE SE COR OF SD LOT TH S89DEG59'49"W ALG THE S LINE OF SD LOT 50.06 FT (REC AS S89DEG57'00"W 50.00 FT) TO THE SW COR OF SD LOT TH N00DEG19'06"W (REC AS N00DEG14'00"W) ALG THE W LINE OF SD LOT 99.65 FT TH N89DEG58'27"W 50.04 FT TO POB. SPLIT/COMBINED ON 01/06/2017 FROM 006-450-048-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	99.67	1.0000	0.9215	200	100		9,215
50 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	9,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	144	48	426
D/W/P: Asphalt Paving	2.89	1264	23	840
Total Estimated Land Improvements True Cash Value =				1,266

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,600	14,500	19,100			8,850C
2024	3,500	12,500	16,000			8,584C
2023	3,500	10,600	14,100			8,176C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1970	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 65,806 E.C.F.
Total Depr Cost: 31,585 X 0.813
Estimated T.C.V: 25,679

(16) Porches/Decks

Area	Type
16	Treated Wood
1104	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1970
(11) Heating System: Forced Warm Air
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	552		
Expando			36		
			Total:	36,149	17,351
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			128	1,417	680
Plumbing					
3 Fixture Bath			1	2,726	1,308
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
Deck					
Treated Wood			16	715	343
w/Roof (Roof portion)			1104	15,114	7,255
			Totals:	65,806	31,585

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 25,679

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-049-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STACHOWICZ JOSEPH A [LE]	STACHOWICZ JOSEPH A [LE]	0	09/27/2023	QC	15-LADY BIRD	1185:1201	DEED	0.0
STACHOWICZ JOSEPH A &	STACHOWICZ JOSEPH A [LE]	0	01/19/2023	QC	15-LADY BIRD	1184:456	DEED	0.0
STACHOWICZ SHARON L		0	05/27/2020	OTH	07-DEATH CERTIFICATE	1174:2629	OTHER	0.0
HSBC BANK USA N.A.	STACHOWICZ, JOSEPH & SHARO	44,000	11/06/2007	WD	12-FROM LENDING INSTITUTI	1066/1411	OTHER	100.0

Property Address

142 VICTORY

Owner's Name/Address

STACHOWICZ JOSEPH A [LE]
142 VICTORY
HOUGHTON LAKE MI 48629

Tax Description

L-622 P-281 234 LOTS 49 & 50 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/26/2007

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	14.83	500	22	1,631
Fencing: Wd, Solid, 6 ft.	27.26	8	50	109
Fencing: Gates, Wood/SqFt	14.28	24	50	171
D/W/P: 3.5 Concrete	5.86	120	47	330
Total Estimated Land Improvements True Cash Value =				2,241

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	52,400	61,100			27,908C
2024	6,500	48,000	54,500			27,069C
2023	6,500	37,100	43,600			25,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Block

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 144 S.F.
Crawl: 0 S.F.
Slab: 1060 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 1,806
Total Base New : 208,033 E.C.F.
Total Depr Cost: 122,739 X 0.813
Estimated T.C.V: 99,787

(16) Porches/Decks

Area	Type
160	CSEP (1 Story)
80	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 264
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1204 SF Floor Area = 1806 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Block	Slab	1,060		
1.5 Story	Block	Mich Bsmnt.	144		
			Total:	172,766	102,351

Other Additions/Adjustments

Exterior			
Stone Veneer	24	730	431
Plumbing			
3 Fixture Bath	1	3,197	1,886
Porches			
CSEP (1 Story)	160	5,605	3,307
CCP (1 Story)	80	1,911	1,127
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	264	10,204	6,020
Water/Sewer			
Public Sewer	1	1,192	703
Water Well, 150 Feet	1	8,240	4,862
Fireplaces			
Interior 1 Story	1	4,188	2,471
	Totals:	208,033	122,739

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 99,787

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-051-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASTANO DAVID TRUST ESTATE	HANNAH DEBRA E & CASTANO D	0	09/16/2014	OTH	21-NOT USED/OTHER	1143-903	PROPERTY TRANSFER	100.0

Property Address

146 VICTORY

Owner's Name/Address

HANNAH DEBRA E & CASTANO DANIEL N
146 VICTORY RD
HOUGHTON LAKE MI 48629

Tax Description

234 L-629 P-626 LOTS 51 & 52 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/16/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/28/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	85.00	150.00	0.8993	1.0000	200	100		15,288
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	15,288

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	136	47	369
D/W/P: Asphalt Paving	2.69	1152	47	1,457
Wood Frame	27.81	64	22	392
Total Estimated Land Improvements True Cash Value =				2,218

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,600	32,900	40,500			22,458C
2024	5,700	30,600	36,300			21,783C
2023	5,700	27,000	32,700			20,746C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 864 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 38
Floor Area: 864
Total Base New : 122,569 E.C.F.
Total Depr Cost: 75,748 X 0.813
Estimated T.C.V: 61,583

(16) Porches/Decks

Area	Type
20	CPP
240	Treated Wood
15	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	864			
			Total:	93,723	58,109	
Other Additions/Adjustments						
Deck						
Treated Wood			240	4,462	2,766	
Treated Wood			15	658	164	*2
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			432	13,928	8,635	
Water/Sewer						
Public Sewer			1	1,175	728	
Water Well, 150 Feet			1	8,124	5,037	
Porches						
CPP			20	499	309	
			Totals:	122,569	75,748	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 61,583

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-053-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL-VACANT	Zoning: C-1	Building Permit(s)	Date	Number	Status
	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
MICHIGAN STATE HWY DEPT PO BOX 30050 LANSING MI 48924	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			0.033 Acres		12,500	100		413
			0.03 Total Acres			Total Est. Land Value =		413

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

234 THAT PART OF LOT 53 CONTAINED IN HWY US 27 DESCRIBED IN L- 107 P-446 NORTHWAY

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-053-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
INDEPENDENT BANK	SAYLERS, JOHN	30,000	05/06/2011	OTH	10-FORECLOSURE	1103/1680	OTHER	100.0
KUHLMAN DONALD J	INDEPENDENT BANK	0	02/01/2010	QC	21-NOT USED/OTHER	1090/2154	OTHER	0.0
		95,000	03/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9103 OLD 27

Owner's Name/Address

SALYERS JOHN & CASALI ANTHONY
335 GREENLEAF DR
HOUGHTON LAKE MI 48629

Tax Description

(L-1003P-1790&L-975P-2662&L-664P-464) 234 L-1053 P-113-114 PART OF LOT 53 COM AT SW COR OF LOT 56 TH N89DEG57'E ALG NLY LINE OF MARY RD 70.2FT FOR POB TH N89DEG57'E 120.09FT TOWLY LINE OF OLD 27 TH N0DEG39'50"W 50FT TH S89DEG57'W 119.78FT TH S0DEG26'E 50FTTO POB NORTHWAY 9103 OLD 27

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	60.00	120.00	1.0000	0.8944	250	100		13,416
60 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,416

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.04	48	24	346
D/W/P: 3.5 Concrete	6.42	60	74	285
D/W/P: Asphalt Paving	3.01	2854	24	2,062
Total Estimated Land Improvements True Cash Value =				2,693

Who	When	What
QT	03/30/2023	INSPECTED
QT	06/28/2018	INSPECTED
DMG	06/14/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,700	63,600	70,300			46,198C
2024	5,400	56,000	61,400			44,809C
2023	4,000	49,200	53,200			42,676C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Shopping Centers - Mixed w/Residential Units

Class: C
Floor Area: 2,688
Gross Bldg Area: 4,032
Stories Above Grd: 2
Average Sty Hght : 9
Bsmnt Wall Hght

Depr. Table : 2.25%
Effective Age : 31
Physical %Good: 49
Func. %Good : 50
Economic %Good: 100

	Year Built Remodeled
16	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 100%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 1344
Ave. Perimeter: 152
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 2 Story Height: 9 Perimeter: 152
Overall Building Height: 16

Base Rate for Upper Floors = 101.57

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.20 100%
Adjusted Square Foot Cost for Upper Floors = 111.77

Total Floor Area: 2,688 Base Cost New of Upper Floors = 300,438

Reproduction/Replacement Cost = 300,438
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/50 /100/24.5
Total Depreciated Cost = 73,607

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 3: Stores & Commercials

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	33.05	140	1.000	1.000	4,627

Total Cost of Lump-Sum Items = 4,627
Total Cost New = 4,627
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

		Footings					
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical

	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

140 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Apartment

Class: C
Floor Area: 1,344
Gross Bldg Area: 4,032
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2%
Effective Age : 39
Physical %Good: 45
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Forced Air Furnace 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1344
Ave. Perimeter: 152
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 152

Base Rate for Upper Floors = 97.04

Adjusted Square Foot Cost for Upper Floors = 97.04

Total Floor Area: 1,344 Base Cost New of Upper Floors = 130,422

Reproduction/Replacement Cost = 130,422
Eff.Age:39 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 45 /100/100/100/45.0
Total Depreciated Cost = 58,690

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 2 = 52,117
Replacement Cost/Floor Area= 97.04 Est. TCV/Floor Area= 38.78

(1) Excavation/Site Prep:

(2) Foundation:

			Footings				
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-053-6000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE DUSTIN S & JILL M	ROSE DUSTIN S & JILL M &	0	02/10/2023	QC	21-NOT USED/OTHER	1183:1315	PROPERTY TRANSFER	0.0
BAKER NANCY	ROSE DUSTIN S & JILL M	105,000	09/02/2022	WD	03-ARM'S LENGTH	1182:735	PROPERTY TRANSFER	100.0
		49,300	09/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

100 MARY

Owner's Name/Address

ROSE DUSTIN S & JILL M &
SHEMANSKI JUSTIN J & JAIMEE T
111 GREEN ST
WILLIAMSBURG VA 23185

Tax Description

(L-1018P-2557-58(L-878P170&L-832P-96-97)(L-1011P-152&L-950P-154-155&L892P39) 234 L-1049 P-1401 PART OF LOTS 53 & 56 BEG AT SW COR OF LOT 56 TH N0DEG26'W 50 FT TH N89DEG57'E 70.2FT TH S0DEG26'E 50FT TO NLY LINE OF MARY RD TH S89DEG57'W 70.2FT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
X	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/01/2022	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	70.20	50.00	0.9344	0.8027	200	100		10,531
70 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	10,531

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	20	47	62
Total Estimated Land Improvements True Cash Value =				62

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,300	47,500	52,800			42,327C
2024	3,900	44,400	48,300			41,055C
2023	3,800	35,300	39,100			39,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 807 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 807
Total Base New : 132,583 E.C.F.
Total Depr Cost: 113,129 X 0.813
Estimated T.C.V: 91,974

(16) Porches/Decks

Area	Type
102	Treated Wood
396	Treated Wood
120	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 807 SF Floor Area = 807 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	807			
			Total:	110,129	93,610	
Other Additions/Adjustments						
Exterior						
Stone Veneer			30	1,139	968	
Deck						
Treated Wood			102	2,595	2,206	
Treated Wood			396	6,479	6,155	*9
w/Roof (Roof portion)			120	2,153	1,615	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
			Totals:	132,583	113,129	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 91,974

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-054-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLEISCHMANN GERALD W	FIRE LAKE HOLDINGS LLC	77,000	05/19/2023	LC	03-ARM'S LENGTH	1184:921	PROPERTY TRANSFER	100.0
GRAFLUND SARA N (FKA FLEIS	FLEICHMANN GERALD W	0	05/12/2023	QC	21-NOT USED/OTHER	1184:729	DEED	50.0

Property Address

9133 W HOUGHTON LAKE DR

Owner's Name/Address

FIRE LAKE HOLDINGS LLC
4332 COVEY LN
GRAND BLANC MI 48439

Tax Description

L-935 P-389 (L-687 P-295) 234 LOTS 54 & 55 AND THE N 114.5 FT OF LOT 56 NORTHWAY.

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	06/28/2018	INSPECTED
DMG	06/14/2012	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	114.00	217.00	1.0000	1.2028	250	100		34,279
114 Actual Front Feet, 0.57 Total Acres							Total Est. Land Value =	34,279

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	38.21	49	74	1,385
Total Estimated Land Improvements True Cash Value =				1,385

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	17,100	21,000	38,100			33,404C
2024	13,700	18,700	32,400			32,400S
2023	10,300	12,700	23,000			15,011C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D
Floor Area: 980
Gross Bldg Area: 980
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 11
Physical %Good: 72
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 980
Ave. Perimeter: 168
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 168
Overall Building Height: 8

Base Rate for Upper Floors = 62.97

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 62.97

Total Floor Area: 980 Base Cost New of Upper Floors = 61,711

Reproduction/Replacement Cost = 61,711
Eff.Age:11 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 72 /100/100/100/72.0
Total Depreciated Cost = 44,432

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 39,456
Replacement Cost/Floor Area= 62.97 Est. TCV/Floor Area= 40.26

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical

	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-057-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEWINSKI BARBARA J	LEWINSKI BARBARA J [LE]	0	08/09/2022	QC	15-LADY BIRD	1181:2698	PROPERTY TRANSFER	0.0

Property Address

104 MARY

Owner's Name/Address

LEWINSKI BARBARA J [LE]
104 MARY RD
HOUGHTON LAKE MI 48629

Tax Description

L-752 P-412 234 LOTS 57 & 58 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 11/28/2007
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	07/24/2017	PB17-0243	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	DENIED ACC
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	124	87	665
Wood Frame	24.89	120	22	657
Total Estimated Land Improvements True Cash Value =				1,322

Work Description for Permit PB17-0243, Issued 07/24/2017: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	52,400	61,100			26,181C
2024	6,500	48,800	55,300			25,394C
2023	6,500	35,400	41,900			24,185C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1108 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 1,108
Total Base New : 154,623 E.C.F.
Total Depr Cost: 123,699 X 0.813
Estimated T.C.V: 100,567

(16) Porches/Decks

Area	Type
148	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 160
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1108 SF Floor Area = 1108 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,108		
			Total:	128,891	103,113
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	3,088
Deck					
Treated Wood			148	3,321	2,657
Treated Wood			48	1,690	1,352
Water/Sewer					
Public Sewer			1	1,326	1,061
Water Well, 150 Feet			1	8,359	6,687
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			160	7,176	5,741
			Totals:	154,623	123,699

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 100,567

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-059-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEWINSKI BARBARA	POLAKOWSKI MICHAEL	26,000	01/24/2022	WD	03-ARM'S LENGTH	1179:1733	PROPERTY TRANSFER	100.0
		26,000	12/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

106 MARY

Owner's Name/Address

POLAKOWSKI MICHAEL
106 MARY ST
HOUGHTON LAKE MI 48629

Tax Description

L-990
P-2322(L-914P-361&FILE&L-727P-122)234
LOTS 59 & 60 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/24/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	600	50	1,734
D/W/P: 3.5 Concrete	5.78	9	50	26
Metal Prefab	14.08	88	25	310
Total Estimated Land Improvements True Cash Value =				2,070

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	11,300	20,000			16,454C
2024	6,500	9,600	16,100			15,960C
2023	6,500	8,700	15,200			15,200S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Comp. Roll

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 100 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 20
Floor Area:
Total Base New : 52,989 E.C.F.
Total Depr Cost: 24,376 X 0.813
Estimated T.C.V: 19,818

(16) Porches/Decks

Area	Type
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 772 SF Floor Area = 772 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	672		
Addition	Siding	Slab	100		
			Total:	41,521	19,101
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,467	675
Water/Sewer					
Public Sewer			1	1,175	540
Water Well, 150 Feet			1	8,124	3,737
Deck					
Treated Wood			16	702	323
			Totals:	52,989	24,376

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 19,818

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-061-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONKLIN SHEILA	CONKLIN SHEILA J TRUST	0	04/25/2016	QC	21-NOT USED/OTHER	1159-0910	PROPERTY TRANSFER	0.0
FARRINGTON WILLIAM	CERKLIN SHEILA	7,500	09/23/2013	QC	21-NOT USED/OTHER	1132/2175	OTHER	100.0
THICK LINDA S &	FARRINGTON, WILLIAM	7,000	03/20/2012	OTH	21-NOT USED/OTHER	1114/1421	OTHER	100.0

Property Address

108 MARY

Owner's Name/Address

CONKLIN SHEILA TRUST
1399 E KLEES RD
STANTON MI 48888

Tax Description

L-686 P-254 234 108 MARY ST LOT 61 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	100	26	404
D/W/P: 3.5 Concrete	6.16	712	73	3,202
Wood Frame	22.22	192	48	2,048
Wood Frame	25.19	112	73	2,059
Total Estimated Land Improvements True Cash Value =				7,713

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	16,100	21,100			6,253C
2024	3,800	13,900	17,700			6,065C
2023	3,800	12,100	15,900			5,777C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Comp. Roll

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 24 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 57,853 E.C.F.
Total Depr Cost: 27,571 X 0.813
Estimated T.C.V: 22,415

(16) Porches/Decks

Area	Type
176	WGEP (1 Story)
24	Treated Wood
20	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 444 SF Floor Area = 444 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Metal	420			
Addition	Siding	Slab	24			
			Total:	31,406	15,075	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			104	1,151	552	
Plumbing						
3 Fixture Bath			1	2,726	1,308	
Porches						
WGEP (1 Story)			176	9,845	4,726	
Water/Sewer						
Public Sewer			1	1,326	636	
Water Well, 150 Feet			1	8,359	4,012	
Deck						
Treated Wood			24	1,073	515	
Treated Wood			20	894	232	*2
Treated Wood			24	1,073	515	
			Totals:	57,853	27,571	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 22,415

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-062-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MANN GAYLON E & TERRY F	MANN GAYLON E & TERRY F [I	0	12/01/2022	QC	15-LADY BIRD	1182:2645	PROPERTY TRANSFER	0.0
MANN GAYLON E & TERRY F [L	MANN GAYLON E & TERRY F	0	11/30/2022	QC	21-NOT USED/OTHER	1182:2644	PROPERTY TRANSFER	0.0
MANN GAYLON E & TERRY F	MANN GAYLON E & TERRY F [I	0	12/21/2021	QC	15-LADY BIRD	1179:1081 &117	PROPERTY TRANSFER	0.0
MANN GAYLON E	MANN GAYLON E & TERRY F	0	12/20/2021	QC	09-FAMILY	UNRECORDED	PROPERTY TRANSFER	0.0

Property Address

110 MARY

Owner's Name/Address

MANN GAYLON E & TERRY F [LE]
110 MARY RD
HOUGHTON LAKE MI 48629

Tax Description

L-972 P-1565 L-514 P-424 L-613 P-3-5 234 LOTS 62 & 63 NORTHWAY PP:006-450-062-0000 & 450-063-0000 (03)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/03/2004

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	06/28/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	0.8706	1.0000	200	100		8,706
OFF LAKE G3	50.00	150.00	0.8706	1.0000	200	100		8,706

100 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	120	50	1,613
D/W/P: 3.5 Concrete	5.78	120	72	500
D/W/P: 3.5 Concrete	5.78	144	72	599
Wood Frame	22.86	100	47	1,074

Total Estimated Land Improvements True Cash Value = 3,786

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	25,700	34,400			17,079C
2024	6,500	23,900	30,400			16,566C
2023	6,500	19,300	25,800	0M		0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: LOG 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 660 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
2	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 48
Floor Area: 660
Total Base New : 109,675 E.C.F.
Total Depr Cost: 56,439 X 0.813
Estimated T.C.V: 45,885

(16) Porches/Decks

Area	Type
144	Roof Cover Onl
120	Roof Cover Onl
40	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 660 SF Floor Area = 660 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=52/100/100/100/52

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	660		
			Total:	75,151	39,079

Other Additions/Adjustments

Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	280	10,724	5,576
Water/Sewer			
Public Sewer	1	1,175	611
Water Well, 150 Feet	2	16,249	8,449
Fireplaces			
Wood Stove	1	1,779	925
Deck			
w/Roof (Roof portion)	144	2,107	1,096
w/Roof (Roof portion)	120	1,788	626
w/Roof (Roof portion)	40	702	77
	Totals:	109,675	56,439

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 45,885

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-064-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		5,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
MARY

Owner's Name/Address
WHITFORD EUGENE 4735 E CLEVELAND RD ASHLEY MI 48806

Tax Description
L-796 P-616 234 LOT 64 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	10/21/2020	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,561C
2024	3,800	0	3,800			2,484C
2023	3,800	0	3,800			2,366C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-065-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
VACANT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WHITFORD EUGENE V & BRENDA J 4735 E CLEVELAND ASHLEY MI 48806	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Tax Description

L-589 P-431 234 LOT 65 NORTHWAY.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,119C
2024	3,800	0	3,800			2,056C
2023	3,800	0	3,800			1,959C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-066-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
124 MARY	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WHITFORD EUGENE V & BRENDA J 4735 E CLEVELAND ROAD ASHLEY MI 48806	2026 Est TCV Tentative					

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	04/27/2018	INSPECTED

Tax Description

L-603 P-250 234 LOT 66 NORTHWAY

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	47	1,761
Wood Frame	28.72	80	22	506
Total Estimated Land Improvements True Cash Value =				2,267

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	31,100	36,100			21,775C
2024	3,800	29,000	32,800			21,121C
2023	3,800	25,400	29,200			20,116C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 728 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 33
Floor Area: 728
Total Base New : 107,081 E.C.F.
Total Depr Cost: 71,293 X 0.813
Estimated T.C.V: 57,961

(16) Porches/Decks

Area	Type
452	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	728			
			Total:	89,421	59,912	
Other Additions/Adjustments						
Deck						
Treated Wood			452	6,902	4,624	
Treated Wood			24	1,073	268	*2
Water/Sewer						
Public Sewer			1	1,326	888	
Water Well, 150 Feet			1	8,359	5,601	
			Totals:	107,081	71,293	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 57,961

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-067-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		10,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

132 MARY

Owner's Name/Address

JOHNSTON GERALD J & BETTY A
138 MARY
HOUGHTON LAKE MI 48629-9655

Tax Description

L-939 P-294 (L-356 P-215)234 LOTS 67 & 68 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	24	47	70
D/W/P: 3.5 Concrete	6.16	36	47	104
Wood Frame	21.56	240	72	3,725
Total Estimated Land Improvements True Cash Value =				3,899

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	25,800	34,500			12,516C
2024	6,500	24,700	31,200			12,140C
2023	6,500	17,700	24,200			11,562C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 384 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 576
Total Base New : 82,473 E.C.F.
Total Depr Cost: 57,731 X 0.813
Estimated T.C.V: 46,935

(16) Porches/Decks

Area	Type
30	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	384		
1 Story	Siding	Slab	192		
			Total:	72,001	50,401
Other Additions/Adjustments					
Porches					
CPP			30	787	551
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
			Totals:	82,473	57,731

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 46,935

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-069-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
138 MARY	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE/POLE BARN	05/29/2025	LU25-4759	INSPECT
	P.R.E. 100% 03/27/2019					
Owner's Name/Address	SA:					
JOHNSTON GERALD J & BETTY A 138 MARY RD HOUGHTON LAKE MI 48629-9655	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-632 P-27 234 LOTS 69-70 & 71 NORTHWAY
PP:006-450-069-0000 (03)

Comments/Influences

Who	When	What
QT	03/30/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	150.00	0.8027	1.0000	200	100		24,082
150 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	24,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	30	25	116
D/W/P: 3.5 Concrete	6.16	968	47	2,803
Total Estimated Land Improvements True Cash Value =				2,919

Work Description for Permit LU25-4759, Issued 05/29/2025: DEMO OLD GARAGE, REPLACE WITH 24X32 GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	12,000	36,100	48,100			24,513C
2024	9,000	33,600	42,600			23,776C
2023	9,000	30,200	39,200			22,644C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 43
Floor Area: 768
Total Base New : 144,706 E.C.F.
Total Depr Cost: 82,483 X 0.813
Estimated T.C.V: 67,059

(16) Porches/Decks

Area	Type
211	Treated Wood
604	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	768		
			Total:	98,129	55,934
Other Additions/Adjustments					
Deck					
Treated Wood			211	4,190	2,388
Treated Wood			604	8,341	4,754
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	13,886
Water/Sewer					
Public Sewer			1	1,326	756
Water Well, 150 Feet			1	8,359	4,765
			Totals:	144,706	82,483

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 67,059

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-072-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
MARY RD

Owner's Name/Address
JOHNSTON GERALD J & BETTY A 138 MARY RD HOUGHTON LAKE MI 48629-9655

Tax Description
L-632 P-27 234 LOT 72 NORTHWAY PP:006-450-069-0000 (03)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/27/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	75	1,723
Total Estimated Land Improvements True Cash Value =				1,723

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	7,900	12,900			6,646C
2024	3,800	7,400	11,200			6,447C
2023	3,800	7,300	11,100			6,140C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 14
Floor Area: 0
Total Base New : 19,791 E.C.F.
Total Depr Cost: 17,020 X 0.813
Estimated T.C.V: 13,837

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	17,020
			Totals:	19,791	17,020

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 13,837

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-073-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GROTH KENNETH M & BARBARA	FASNAUGH, THOMAS & SHELENE	48,500	09/30/2011	WD	03-ARM'S LENGTH	1108/886	OTHER	100.0
		40,000	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

142 MARY

Owner's Name/Address

FASNAUGH THOMAS L & SHELENE
5613 N BOLLINGER RD
VESTABURG MI 48891

Tax Description

L-989 P-870 (L-905P-335&L-727 P-399) 234 LOT 73 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
KH	11/01/2019	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	40	22	137
D/W/P: Asphalt Paving	2.89	1800	22	1,144
Wood Frame	31.19	64	22	439
Total Estimated Land Improvements True Cash Value =				1,720

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	56,900	61,900			32,992C
2024	3,800	52,800	56,600			32,000C
2023	3,800	43,700	47,500			30,477C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1408 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 33
Floor Area: 1,826
Total Base New : 200,041 E.C.F.
Total Depr Cost: 134,028 X 0.813
Estimated T.C.V: 108,965

(16) Porches/Decks

Area	Type
100	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1408 SF Floor Area = 1826 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	572		
1.5 Story	Siding	Slab	836		
			Total:	182,341	122,169
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,586
Deck					
Treated Wood w/Roof (Deck Portion)			100	2,490	1,668
Treated Wood w/Roof (Roof portion)			100	1,665	1,116
Water/Sewer					
Public Sewer			1	1,326	888
Water Well, 150 Feet			1	8,359	5,601
			Totals:	200,041	134,028

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 108,965

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-074-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPURGEON STEVE M & KIMBERL	COHEE JASON & CHRISTINE	26,000	07/03/2024	QC	16-LC PAYOFF	1187:1692	DEED	0.0
SPURGEON STEVE M & KIMBERL	COHEE, JASON &N CHRISTINE	26,000	04/09/2013	LC	21-NOT USED/OTHER	1126/2355	OTHER	100.0
		20,000	09/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

144 MARY

Owner's Name/Address

COHEE JASON & CHRISTINE
144 MARY ST
HOUGHTON LAKE MI 48629

Tax Description

(L-990P-2088&L-989P-1059&L-804 P-494) 234 L-1046 P-493-494 LOT 74 NORTHWAY 144 MARYS RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/15/2013

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	08/22/2019	LU19-4258	COMPLETE
FENCE	07/22/2018	LU18-4186	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	11/13/2018	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	96	90	2,489
D/W/P: 3.5 Concrete	6.16	15	78	72
D/W/P: 3.5 Concrete	6.16	21	78	101
Wood Frame	22.22	192	50	2,133
Wood Frame	20.67	336	75	5,209
Total Estimated Land Improvements True Cash Value =				10,004

Work Description for Permit LU19-4258, Issued 08/22/2019: 85' PICKET FENCING
Work Description for Permit LU18-4186, Issued 07/22/2018: 6X100 FENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	17,900	22,900			12,951C
2024	3,800	15,500	19,300			12,562C
2023	3,800	14,500	18,300			12,231C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame
X	Metal Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 228 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New : 66,176 E.C.F.
Total Depr Cost: 30,441 X 0.813
Estimated T.C.V: 24,749

(16) Porches/Decks

Area	Type
30	Treated Wood
9	Treated Wood
228	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 708 SF Floor Area = 708 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	480		
Addition	Siding	Crawl	228		
			Total:	46,894	21,572
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			104	1,151	529
Plumbing					
3 Fixture Bath			1	2,726	1,254
Deck					
Treated Wood w/Roof (Deck Portion)			30	1,318	606
Treated Wood w/Roof (Roof portion)			30	605	278
Treated Wood			9	402	185
w/Roof (Roof portion)			228	3,395	1,562
Water/Sewer					
Public Sewer			1	1,326	610
Water Well, 150 Feet			1	8,359	3,845
			Totals:	66,176	30,441

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 24,749

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-075-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DAUGHERTY PEGGY	DAUGHERTY PEGGY & BOWMAN I	0	11/07/2024	QC	21-NOT USED/OTHER	1188:1768	PROPERTY TRANSFER	0.0
SWIX WILLIAM V & NORMA J	DAUGHERTY PEGGY	0	09/25/2024	AFF	05-CORRECTING TITLE	1181:767	OTHER	0.0
SWIX WILLIAM V		0	12/15/2013	OTH	07-DEATH CERTIFICATE	1188:1766	OTHER	0.0
SWIX WILLIAM V & NORMA J	DAUGHERTY PEGGY	0	01/30/2012	WD	16-LC PAYOFF		PROPERTY TRANSFER	0.0

Property Address

146 MARY

Owner's Name/Address

DAUGHERTY PEGGY & BOWMAN DARRYLE
PO BOX 392
HOUGHTON LAKE MI 48629

Tax Description

L-1047 P-1878 (L-655 P-207) 234 LOT 75 NORTHWAY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Utility Building	05/13/2021	PB21-0136	COMPLETE
ROOF	03/30/2018	PB18-0036	COMPLETE
ADDITION	04/17/2008	PB08-0044	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- X Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	50	1,493
Wood Frame	26.25	96	25	630
Total Estimated Land Improvements True Cash Value =				2,123

Work Description for Permit PB21-0136, Issued 05/13/2021: RESIDENTIAL DETACHED ACCESSORY BUILDING-CAR PORT 20 X 20 = 400 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4392
Work Description for Permit PB18-0036, Issued 03/30/2018: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	14,600	19,600			10,880C
2024	3,800	12,700	16,500			10,553C
2023	3,800	10,800	14,600			10,051C

Who	When	What
QT	08/18/2021	INSPECTED
QT	04/27/2018	INSPECTED
DMG	06/15/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Metal Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New : 65,864 E.C.F.
Total Depr Cost: 32,891 X 0.813
Estimated T.C.V: 26,740

(16) Porches/Decks

Area	Type
220	Treated Wood
132	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 420
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	576			
			Total:	35,790	16,464	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			120	1,328	611	
Plumbing						
3 Fixture Bath			1	2,726	1,254	
Deck						
Treated Wood w/Roof (Deck Portion)			220	4,312	1,984	
Treated Wood w/Roof (Roof portion)			220	3,302	1,519	
Treated Wood			132	3,085	1,419	
Water/Sewer						
Public Sewer			1	1,326	610	
Water Well, 150 Feet			1	8,359	3,845	
Carports						
Aluminum			420	5,636	5,185	*9
			Totals:	65,864	32,891	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 26,740

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-450-076-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWIX WILLIAM V		0	12/15/2013	OTH	07-DEATH CERTIFICATE	1188:1766	OTHER	0.0
		61,000	09/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

402 NORTHWAY

Owner's Name/Address

SWIX NORMA J
1632 SCHNEIDER LAKE RD
WHITEHALL MI 49461-9518

Tax Description

L-1048 P-2410 (L-456P-386) 234 LOTS 76 & 77 NORTHWAY. 402 NORTHWAY

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/26/2021	PB21-0051	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
QT	04/27/2018	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	520	35	526
D/W/P: 3.5 Concrete	6.16	36	69	153
Wood Frame	24.89	120	44	1,314
Total Estimated Land Improvements True Cash Value =				1,993

Work Description for Permit PB21-0051, Issued 03/26/2021: RE-ROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	31,400	40,100			25,165C
2024	6,500	28,700	35,200			24,409C
2023	6,500	27,700	34,200			23,247C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 14
Floor Area:
Total Base New : 103,262 E.C.F.
Total Depr Cost: 70,218 X 0.813
Estimated T.C.V: 57,087

(16) Porches/Decks

Area	Type
234	Treated Wood
135	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	960		
			Total:	74,773	50,846
Other Additions/Adjustments					
42" frost-free footings, foundation			128	7,549	5,133
Plumbing					
3 Fixture Bath			1	3,054	2,077
Deck					
Treated Wood			234	4,596	3,125
Treated Wood			135	3,202	2,177
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
			Totals:	103,262	70,218

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 57,087

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-001-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12565 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BORIEO RANDLE E & ANN C 11336 LENIOR ALLEN PARK MI 48101	2026 Est TCV Tentative					

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1081	75	5,335
Total Estimated Land Improvements True Cash Value =				5,335

Tax Description

(L-967P-1515&L-937P-982-983) 234 L-974P-1377-1378 LOT 1 OAK RIDGE PP: 006-460-001-0000

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	179,700	264,700			138,864C
2024	80,000	171,800	251,800			134,689C
2023	70,000	138,800	208,800			128,276C

Who	When	What
QT	06/14/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	05/04/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 924 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: BC
Effec. Age: 10
Floor Area: 1,722
Total Base New : 297,937 E.C.F.
Total Depr Cost: 268,518 X 1.283
Estimated T.C.V: 344,509

(16) Porches/Decks

Area	Type
90	WCP (1 Story)
404	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 924 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	924			
0.5 Story	Siding	Overhang	672			
			Total:	231,439	208,295	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	6,149	
Porches						
WCP (1 Story)			90	5,774	5,197	
4in Concrete			404	4,145	4,104	*9
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	32,854	29,569	
Common Wall: 1 Wall			1	-2,651	-2,386	
Water/Sewer						
Public Sewer			1	1,914	1,723	
Water Well, 150 Feet			1	9,232	8,309	
Fireplaces						
Direct-Vented Gas			1	4,398	3,958	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	
			Totals:	297,937	268,518	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 344,509

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		300,000	02/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12573 E HOUGHTON LAKE DR

Owner's Name/Address

VANDERMEER BRYON K & SANDRA L
61927 BRADBURY RUN
WASHINGTON TWP MI 48094

Tax Description

L-1042 P-2078 (L-941 P-602) 234 LOT 2 OAK RIDGE PP: 006-460-001-0000 12573 E HOUGHTON LK DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
PORCH	07/19/2022	LU22-4519	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	11/29/2022	INSPECTED
QT	11/03/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	236	75	3,190
D/W/P: 3.5 Concrete	6.58	1040	95	6,501
Total Estimated Land Improvements True Cash Value =				9,691

Work Description for Permit LU22-4519, Issued 07/19/2022: 16X28 COVERED PORCH ON LAKE SIDE OF DWELLING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	196,100	281,100			148,406C
2024	80,000	187,600	267,600			143,944C
2023	70,000	152,000	222,000			137,090C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1102 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 16
Floor Area: 2,093
Total Base New : 343,949 E.C.F.
Total Depr Cost: 290,494 X 1.283
Estimated T.C.V: 372,704

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
378	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1102 SF Floor Area = 2093 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,022			
1 Story	Siding	Crawl Space	80			
1 Story	Siding	Overhang	480			
			Total:	284,998	239,398	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	5,739	
Porches						
CCP (1 Story)			40	1,589	1,335	
CCP (1 Story)			378	12,153	11,545	*9
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	25,882	21,741	
Common Wall: 1 Wall			1	-2,651	-2,227	
Water/Sewer						
Public Sewer			1	1,914	1,608	
Water Well, 150 Feet			1	9,232	7,755	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	343,949	290,494	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 372,704

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUTHERFORD, JESSIE	YAGER, STEPHEN & DARLENE	299,900	03/31/2010	WD	03-ARM'S LENGTH	1092/222	OTHER	100.0
		398,500	10/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12577 E HOUGHTON LAKE DR

Owner's Name/Address

YAGER STEPHEN M & DARLENE A TRUST
12577 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-941P-1998&L-937P-982-983&L-782P-528) L-1034 P-2438 (L-950P-2684-2685) 234 LOT 3 OAK RIDGE PP: 006-460-001-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/31/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	18.60	120	25	558
D/W/P: 3.5 Concrete	7.59	1431	75	8,146
D/W/P: Brick on Sand	21.66	505	75	8,203
Total Estimated Land Improvements True Cash Value =				16,907

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	196,800	281,800			144,961C
2024	80,000	188,300	268,300			140,603C
2023	70,000	153,100	223,100			133,908C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 22
Floor Area: 2,004
Total Base New : 366,068 E.C.F.
Total Depr Cost: 286,013 X 1.283
Estimated T.C.V: 366,955

(16) Porches/Decks

Area	Type
64	CCP (1 Story)
336	CPP

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 384
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1120 SF Floor Area = 2004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,120			
1 Story	Siding	Overhang	20			
2 Story	Siding	Overhang	12			
			Total:	281,683	219,713	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	5,329	
Porches						
CCP (1 Story)			64	2,399	1,871	
CPP			336	6,733	5,252	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	36,035	28,107	
Storage Over Garage			384	6,900	5,382	
Water/Sewer						
Public Sewer			1	1,914	1,493	
Water Well, 150 Feet			1	9,232	7,201	
Fireplaces						
Exterior 2 Story			1	10,340	8,065	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	366,068	286,013	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 366,955

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAVLIK REBECCA L	PAVLIK REBECCA L & RICKY J	0	12/15/2022	WD	14-INTO/OUT OF TRUST	1183:230	PROPERTY TRANSFER	0.0
PAVLIK RICKY J	PAVLIK REBECCA L	0	12/14/2022	WD	21-NOT USED/OTHER	1183:229	PROPERTY TRANSFER	0.0
ROGNER LORRAINE L	PAVLIK RICKY JAY & REBECCA	162,000	05/09/2014	WD	03-ARM'S LENGTH		OTHER	100.0

Property Address

12601 E HOUGHTON LAKE DR

Owner's Name/Address

PAVLIK REBECCA L & RICKY J TRUST
38 OLD KAWKALIN RD
BAY CITY MI 48706

Tax Description

L-334 P-239 234 LOT 4 OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/29/2022	PB22-0050	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1460	70	6,296
Total Estimated Land Improvements True Cash Value =				6,296

Work Description for Permit PB22-0050, Issued 03/29/2022: ROOFING CABIN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	75,900	160,900			98,875C
2024	80,000	72,600	152,600			95,903C
2023	70,000	58,500	128,500			91,337C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1146 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,146
Total Base New : 169,781 E.C.F.
Total Depr Cost: 110,357 X 1.283
Estimated T.C.V: 141,588

(16) Porches/Decks

Area	Type
91	CCP (1 Story)
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1146 SF Floor Area = 1146 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,146		
			Total:	128,497	83,523
Other Additions/Adjustments					
Porches					
CCP (1 Story)			91	2,368	1,539
Deck					
Treated Wood			240	4,565	2,967
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,485
Common Wall: 1.5 Wall			1	-3,326	-2,162
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
Fireplaces					
Exterior 1 Story			1	5,707	3,710
			Totals:	169,781	110,357

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 141,588

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHULZE KENTON J	SCHULZE KENTON & MOORMAN K	0	06/15/2022	QC	21-NOT USED/OTHER	1181:1306	DEED	50.0
SEC HOUSING & URBAN DEVELO	SCHULZE KENTON J	171,000	07/03/2019	OTH	12-FROM LENDING INSTITUTI	1169:2186	PROPERTY TRANSFER	100.0
PASKO MARY G	SEC HOUSING & URBAN DEVELO	0	01/07/2019	WD	10-FORECLOSURE	1168:0907	OTHER	0.0
PASKO ALEXANDER M		0	11/02/2016	OTH	07-DEATH CERTIFICATE	1167:1729	OTHER	0.0

Property Address

12611 E HOUGHTON LAKE DR

Owner's Name/Address

SCHULZE KENTON & MOORMAN KRISTA &
CAMPAU SCOTT H & WENDY R
12611 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-659 P-102 234 12611 E HOUGHTON LK 48629 LOT 5 OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/03/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	10/14/2020	PB20-0337	COMPLETE
REMODEL	09/10/2020	LU20-4344	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
QT	10/27/2020	INSPECTED
DMG	07/08/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	314	49	1,012
D/W/P: Asphalt Paving	3.10	1196	49	1,817
D/W/P: 3.5 Concrete	6.58	360	49	1,161
Wood Frame	28.12	117	63	2,073
Total Estimated Land Improvements True Cash Value =				6,063

Work Description for Permit PB20-0337, Issued 10/14/2020: REMOVE OLD GARAGE, REPLACE WITH 24X24 GARAGE
Work Description for Permit LU20-4344, Issued 09/10/2020: RELOCATING 15X24 GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	93,800	178,800			138,928C
2024	80,000	89,700	169,700			134,751C
2023	70,000	72,400	142,400			128,335C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 704 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,334
Total Base New : 207,457 E.C.F.
Total Depr Cost: 137,606 X 1.283
Estimated T.C.V: 176,548

(16) Porches/Decks

Area	Type
12	CCP (1 Story)
128	CGEP (1 Story)

(17) Garage

Year Built: 2020
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 704 SF Floor Area = 1334 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	600			
1 Story	Siding	Slab	104			
1 Story	Siding	Overhang	30			
			Total:	157,310	99,105	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			128	9,146	5,762	
CCP (1 Story)			12	604	381	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	20,948	*9
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Exterior 2 Story			1	8,024	5,055	
			Totals:	207,457	137,606	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 176,548

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		88,000	06/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12629 E HOUGHTON LAKE DR

Owner's Name/Address

JAQUETTE TODD E
12629 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-945 P-2083 (L-797 P-189) 234 12629 E HOUGHTON LAKE DRIVE 48629PART OF LOT 6 COM AT NE COR TH S1DEG36'E140 FT TH S82DEG55'W ON S LN 32 FT TH N9 DEG21'W 134.15 FT TH ELY ON N LOT LN 51.2 FT TO POB "A" OAK RIDGE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/11/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/13/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	32.00	150.00	1.0000	1.0000	3400	100		108,800
32 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	108,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	490	70	2,113
Wood Frame/Conc.	31.05	120	75	2,794
Total Estimated Land Improvements True Cash Value =				4,907

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	54,400	67,600	122,000			68,366C
2024	51,200	64,400	115,600			66,311C
2023	44,800	51,800	96,600			63,154C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 640 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,080
Total Base New : 147,695 E.C.F.
Total Depr Cost: 98,400 X 1.283
Estimated T.C.V: 126,247

(16) Porches/Decks

Area	Type
92	Treated Wood
25	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 640 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	640			
1 Story	Siding	Overhang	440			
			Total:	112,136	72,888	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,509	
Deck						
Treated Wood			92	2,393	1,555	
Treated Wood			25	1,159	753	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	18,462	14,400	*7
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
			Totals:	147,695	98,400	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 126,247

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12641 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		GARAGE	05/11/2018	PB17-0395	COMPLETE
	P.R.E. 0%		HOUSE	11/17/2017	PB17-0394	COMPLETE
Owner's Name/Address	SA:					
BERNBECK ROLAND W 1248 BEDFORD GROSSE POINTE MI 48230	2026 Est TCV Tentative					

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	33.00	150.00	1.0000	1.0000	3400	100		112,200
33 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	112,200

Work Description for Permit PB17-0395, Issued 05/11/2018: 24X24 ATTACHED GARAGE
Work Description for Permit PB17-0394, Issued 11/17/2017: ONE STY RES MANUFACTURED HOME, 5B R-3 24X60.

Tax Description

L-478 P-487 234 PART OF LOTS 7 & 8 BEG ON N LINE 19.4 FT E'LY OF NW COR OF LOT 7 TH S 9 DEG 20'E 130.75 FT TH S 82 DEG 55'W 33 FT TH N 8 DEG 53'W 127.25 FT TH E'LY ON N LINES 32 FT TO POB "C" OAK RIDGE.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	56,100	90,800	146,900			81,092C
2024	52,800	86,700	139,500			78,654C
2023	46,200	69,400	115,600			74,909C

Who	When	What
QT	11/12/2018	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
2017 MANU	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 13
Floor Area: 1,248
Total Base New : 163,548 E.C.F.
Total Depr Cost: 138,054 X 1.283
Estimated T.C.V: 177,123

(16) Porches/Decks

Area	Type
192	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 57
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls D Blt 2017
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
			Total:	130,582	113,607	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,245	2,823	
Porches						
WCP (1 Story)			192	6,311	5,491	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	14,111	8,043	*5
Water/Sewer						
Public Sewer			1	1,175	1,022	
Water Well, 150 Feet			1	8,124	7,068	
			Totals:	163,548	138,054	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 177,123

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-007-6000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12647 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 02/21/1996					
Owner's Name/Address	SA:					
KRAJNOVIC GERALD J TRUST 12647 E HOUGHTON LK DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

QT 06/13/2022 INSPECTED

Tax Description

L-713 P-464 234 LOT 16 OAK RIDGE AND ALSO PART OF LOTS 7 & 8 BEG ON N LINE 12.6 FT W'LY FROM NE COR OF LOT 8 TH S 8 DEG 53'E 127.25 FT TH S 82 DEG 55'W ON S LINES 34 FT TH N 8 DEG 49'W 123.55 FT TH E'LY ON N LINES 34 FT TO POB OAK RIDGE. PAR D. COMBINED ON 02/08/2024 FROM 006-460-007-5000, 006-460-016-0000;

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	34.00	150.00	1.0000	1.0000	3400	100		115,600
34 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	115,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1176	50	3,869
Total Estimated Land Improvements True Cash Value =				3,869

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	57,800	119,600	177,400			104,211C
2024	54,400	114,200	168,600			101,078C
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1110 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 1,518
Total Base New : 235,132 E.C.F.
Total Depr Cost: 178,434 X 1.283
Estimated T.C.V: 228,931

(16) Porches/Decks

Area	Type
184	Treated Wood
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 75
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1110 SF Floor Area = 1518 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	816			
1 Story	Siding	Crawl Space	294			
			Total:	185,183	140,740	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,531	
Deck						
Treated Wood			184	3,917	2,977	
Treated Wood			240	4,670	3,549	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	26,628	19,971	*7
Water/Sewer						
Public Sewer			1	1,494	1,135	
Water Well, 150 Feet			1	8,594	6,531	
			Totals:	235,132	178,434	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 228,931

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRANT DIANE M	GRANT ROBERT & DIANE M	0	12/24/2021	QC	09-FAMILY	1179:1161	PROPERTY TRANSFER	0.0
LEWANDOWSKI WALTER J & LOT	GRANT DIANE M	0	12/23/2021	OTH	09-FAMILY	1179:0907	PROPERTY TRANSFER	0.0

Property Address

12653 E HOUGHTON LAKE DR

Owner's Name/Address

GRANT ROBERT & DIANE M
12653 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1027 P-2160 (L-494 P-312) 234 PART OF LOTS 8 & 9 BEG ON N LINE 11.4 FT E'LY OF NW COR OF LOT 8 TH S 8 DEG 49'E 123.55 FT TH S 82 DEG 55' W 55 FT TH N 8 DEG 45' W 116.15 FT TH E'LY ON N LINES 55 FT TO POB "E" OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/24/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/13/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	55.00	150.00	1.0000	1.0000	3400	100		187,000
55 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	187,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1296	65	2,612
D/W/P: 3.5 Concrete	6.58	196	75	967
Wood Frame/Conc.	35.42	100	50	1,771
Total Estimated Land Improvements True Cash Value =				5,350

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	93,500	76,200	169,700			101,630C
2024	88,000	71,800	159,800			98,575C
2023	77,000	57,600	134,600			93,881C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 7
Floor Area:
Total Base New : 132,964 E.C.F.
Total Depr Cost: 108,898 X 1.283
Estimated T.C.V: 139,716

(16) Porches/Decks

Area	Type
128	Composite
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1080			
			Total:	81,923	67,996	
Other Additions/Adjustments						
42" frost-free footings, foundation			134	7,903	6,559	
Plumbing						
3 Fixture Bath			1	3,054	2,535	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	20,409	*7
Water/Sewer						
Public Sewer			1	1,494	1,240	
Water Well, 150 Feet			1	8,594	7,133	
Deck						
Composite			128	3,100	2,449	*7
Treated Wood			16	731	577	*7
			Totals:	132,964	108,898	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 139,716

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARKER BETHANY	BRENNEMAN RICHARD & LORI	510,000	05/14/2021	WD	03-ARM'S LENGTH	1176:2175	PROPERTY TRANSFER	100.0
FANNIE MAE	BARKER BETHANY	191,625	12/18/2015	QC	21-NOT USED/OTHER	1156-1783	PROPERTY TRANSFER	100.0
GREEN TREE SERVICING LLC	FANNIE MAE	1	03/26/2014	QC	21-NOT USED/OTHER	1143-771	PROPERTY TRANSFER	0.0
DOWELL JACK J	GREEN TREE SERVICING LLC	312,033	03/21/2014	SD	21-NOT USED/OTHER	1137-2264	PROPERTY TRANSFER	0.0

Property Address

12667 E HOUGHTON LAKE DR

Owner's Name/Address

BRENNEMAN RICHARD & LORI
11527 HAMMERSTONE DR
SOUTH LYON MI 48178

Tax Description

L-368 P-624 L-536 P-153 234 PART OF LOT 9 LOT 10 & PART OF LOT 11 BEG AT NELY COR OF LOT 11 TH SWLY ALG CO RD 25 FT TH S9DEG46'14"E 103.3FT TO SH OF LK TH N77DEG32'30"E ALG SH 25FT TH N 82DEG47'E 69.6FT TH N8DEG40'09"W 116.15 FT TO SLY LINE OF CO RD TH ALG RD 72.4FT TO POB PAR F OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/26/2024	PB24-0351	COMPLETE
Res. Add/Alter/Repair	04/17/2024	PB24-0078	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	08/20/2021	INSPECTED
DMG	07/08/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	95.00	150.00	1.0000	1.0000	3400	100		323,000
95 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	323,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1502	74	7,313
D/W/P: Patio Blocks	15.61	183	89	2,543
Total Estimated Land Improvements True Cash Value =				9,856

Work Description for Permit PB24-0351, Issued 09/26/2024: 1280 SQ FOOT ADDITION SECOND STORY NO LAND USE REQUIRED PER K. ROSE LAKE TWP
Work Description for Permit PB24-0078, Issued 04/17/2024: 32 X 40 = 1280 SQUARE FEET SECOND STORY ADDITION. LAKE TOWNSHIP LAND USE DATED 4/17/24 #004652.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	161,500	240,600	402,100			309,123C
2024	152,000	170,200	322,200			242,991C
2023	133,000	137,800	270,800			231,420C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 13
Floor Area: 3,260
Total Base New : 413,916 E.C.F.
Total Depr Cost: 360,107 X 1.283
Estimated T.C.V: 462,017

(16) Porches/Decks

Area	Type
240	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1960 SF Floor Area = 3260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,960		
1 Story	Siding	Overhang	20		
1 Story	Siding	Overhang	1280		
			Total:	354,092	308,060

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	4,042
Porches			
CCP (1 Story)	240	6,144	5,345
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,219	-1,931
Base Cost	1280	41,165	35,814
Water/Sewer			
Public Sewer	1	1,494	1,300
Water Well, 150 Feet	1	8,594	7,477
	Totals:	413,916	360,107

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 462,017

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-011-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

12691 E HOUGHTON LAKE DR

Owner's Name/Address

CHALLISS PHILIP C JR & ROSALIE M
12691 E HOUGHTON LK DR
HOUGHTON LAKE MI 48629

Tax Description

L-465 P-449 L-536 P-154 234 PART OF LOT 11 COM AT NELY COR OF LOT 11TH SWLY ALG CO RD 25 FT FOR POB TH ALG RD 68FT TH S9DEG26'21"E 95.8 FT TO SH OFLK TH N78DEG52'E ALG SH 43 FT TH N77DEG 32'30" E 25FT TH N9DEG46'14"W 103.3FT TOPOB OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/04/1996

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/13/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	68.00	150.00	1.0000	1.0000	3400	100		231,200
68 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	231,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1352	70	6,227
Total Estimated Land Improvements True Cash Value =				6,227

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	115,600	165,800	281,400			133,807C
2024	108,800	158,500	267,300			129,784C
2023	95,200	128,200	223,400			123,604C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1128 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 22
Floor Area: 2,226
Total Base New : 317,597 E.C.F.
Total Depr Cost: 247,726 X 1.283
Estimated T.C.V: 317,832

(16) Porches/Decks

Area	Type
216	CCP (1 Story)
144	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1128 SF Floor Area = 2226 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	936		
1 Story	Siding	Crawl Space	192		
0.5 Story	Siding	Overhang	576		
0.5 Story	Siding	Overhang	216		
		Total:		267,474	208,631

Other Additions/Adjustments

Exterior			
Brick Veneer	336	5,776	4,505
Plumbing			
3 Fixture Bath	1	4,646	3,624
Porches			
CCP (1 Story)	216	5,620	4,384
CCP (1 Story)	144	3,927	3,063
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	17,382
Common Wall: 1 Wall	1	-2,219	-1,731
Water/Sewer			
Public Sewer	1	1,494	1,165
Water Well, 150 Feet	1	8,594	6,703
Totals:		317,597	247,726

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 317,832

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-011-4000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLACK CYNTHIA	FLACK CYNTHIA M [LE]	0	11/11/2019	WD	18-LIFE ESTATE	1171:517	PROPERTY TRANSFER	0.0
KEITH EDWARD J		0	07/19/2000	OTH	07-DEATH CERTIFICATE	1171:516	OTHER	0.0
KNOERR HOWARD & MARIE	KEITH EDWARD J & CYNTHIA M	232,000	08/02/1999	WD	03-ARM'S LENGTH	0846:435	PROPERTY TRANSFER	100.0

Property Address

12705 E HOUGHTON LAKE DR

Owner's Name/Address

FLACK CYNTHIA [LE]
310 WHETSTONE DR W
POWELL OH 43065

Tax Description

L-846 P-435 (L-505 P-245) 234 COM AT NE COR OF LOT 11 TH SWLY ON LOT LN 93 FT FOR POB TH SWLY ON LOT LN 50 FT TH S9DEG15'E 95.2 FT TO SH OF LK TH N76 DEGE ALG SH 50 FT TH N9DEG30'W 99.4 FT TO POB PART OF LOT 11 PARCEL B OAK RIDGE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/13/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1690	60	6,246
Total Estimated Land Improvements True Cash Value =				6,246

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	117,400	202,400			92,486C
2024	80,000	112,000	192,000			89,706C
2023	70,000	90,600	160,600			85,435C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,884
Total Base New : 266,021 E.C.F.
Total Depr Cost: 173,845 X 1.283
Estimated T.C.V: 223,043

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 924
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 1884 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	840			
1 Story	Siding	Overhang	1044			
			Total:	180,515	113,725	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,432	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			924	28,136	17,726	
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			928	41,676	32,507	*7
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Fireplaces						
Wood Stove			1	2,149	1,354	
			Totals:	266,021	173,845	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 223,043

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-011-6000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWISZ IRENE M REV LIVING T	BUTKIN ROBERT & KIM	305,000	11/22/2024	WD	09-FAMILY	1188:2236	PROPERTY TRANSFER	0.0
SWISZ IRENE M		0	05/18/2024	OTH	07-DEATH CERTIFICATE	1188:2505	OTHER	0.0
SWISZ IRENE M	SWISZ IRENE M [LE]	0	05/10/2022	OTH	15-LADY BIRD	1181:787	DEED	0.0
SWISZ DANIEL		0	05/16/2015	OTH	07-DEATH CERTIFICATE	1180:1133	OTHER	0.0

Property Address

12707 E HOUGHTON LAKE DR

Owner's Name/Address

BUTKIN ROBERT & KIM
12707 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-468 P-610 234 COM AT NE COR OF LOT 11 TH SW'LY ON LOT LINE 143 FT FOR POB TH SW'LY ON LOT LINE 50 FT TH S 9 DEG 07'E 90.3 FT TO SH OF HOUGHTON LK TH N 76 DEG00' E ALG SH 50 FT TH N 9 DEG 15' W 95.2FT TO POB PART OF LOT 11 PARCEL C OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/22/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/18/2024	INSPECTED
QT	06/13/2022	INSPECTED
DMG	07/08/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1463	60	5,776
Wood Frame/Conc.	34.58	120	75	3,112
Total Estimated Land Improvements True Cash Value =				8,888

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	71,100	156,100			86,838C
2024	80,000	58,600	138,600			84,227C
2023	70,000	47,400	117,400			80,217C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 988 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 39
Floor Area: 988
Total Base New : 164,723 E.C.F.
Total Depr Cost: 100,482 X 1.283
Estimated T.C.V: 128,918

(16) Porches/Decks

Area	Type
104	Treated Wood
16	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	988		
			Total:	128,065	78,121
Other Additions/Adjustments					
Deck					
Treated Wood			104	2,635	1,607
w/Roof (Roof portion)			16	360	220
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	23,575	14,381
Water/Sewer					
Public Sewer			1	1,494	911
Water Well, 150 Feet			1	8,594	5,242
			Totals:	164,723	100,482

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 128,918

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-011-8000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN RICHARD J & SANDRA K	LAGASSA CURTIS M	575,000	06/23/2021	WD	03-ARM'S LENGTH	1177:773	PROPERTY TRANSFER	100.0

Property Address

12735 E HOUGHTON LAKE DR

Owner's Name/Address

LAGASSA CURTIS M
12735 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-721 P-229 234 COM AT W 1/4 COR SEC 10 TH S 87 DEG 50'E1708.49 FT FOR POB TH S 38 DEG E 38 FT TO SH OF LAKE TH N 71 DEG 09'40" E 81 FTTH S 87 DEG 50'E 27.9 FT TH N 76 DEG E 18.5 FT TH N 9 DEG 07'W 90.3 FT TO SLY LINE OF CO RD TH SWLY ALG RD 153.03 FT TH S 17 DEG 47'30" E 37.04 FT TO POB BEING PART OF GOVT LOT 3 & 4 SEC 10 T23NR4W AND PART OF LOT 11 OAK RIDGE SUR L-382 P-36

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/14/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/14/2023	PB23-0330	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	11/13/2023	INSPECTED
QT	09/13/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2986	79	15,522
D/W/P: Brick on Sand	18.02	24	87	376
D/W/P: 3.5 Concrete	6.58	80	95	500
Wood Frame	28.83	100	79	2,278
Total Estimated Land Improvements True Cash Value =				18,676

Work Description for Permit PB23-0330, Issued 08/14/2023: ADDITION: 80 SQUARE FEET 1ST FLOOR; 80 SQUARE FEET 2ND FLOOR. 160 TOTAL SQUARE FEET. LAKE TOWNSHIP LAND USE DATED 8/3/23 #004605. ROSCOMMON COUNTY SOIL EROSION DATED 8/3/23 #4237.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	210,000	312,000			233,719C
2024	96,000	187,900	283,900	283,900M		211,920C
2023	84,000	156,300	240,300			202,965C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1268 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
2	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 11
Floor Area: 1,658
Total Base New : 309,717 E.C.F.
Total Depr Cost: 276,678 X 1.283
Estimated T.C.V: 354,978

(16) Porches/Decks

Area	Type
56	CCP (1 Story)
280	CCP (1 Story)
392	4in Concrete
30	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1268 SF Floor Area = 1658 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/100/100/89
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	780			
1 Story	Siding	Crawl Space	208			
1 Story	Siding	Crawl Space	280			
			Total:	222,361	197,911	
Other Additions/Adjustments						
Exterior						
Stone Veneer			168	6,377	5,676	
Plumbing						
3 Fixture Bath			1	4,646	4,135	
2 Fixture Bath			2	6,217	5,533	
Porches						
CCP (1 Story)			56	1,667	1,484	
CCP (1 Story)			280	6,969	6,899	*9
4in Concrete			392	3,207	3,175	*9
Balcony						
Wood Balcony			30	1,222	1,088	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1/2 Wall			1	-1,106	-984	
Base Cost			1288	41,422	36,866	
Water/Sewer						
Public Sewer			1	1,494	1,330	
Water Well, 150 Feet			1	8,594	7,649	
Fireplaces						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0 2023 CA	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 260 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

50	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 1
Floor Area: 260
Total Base New : 29,767 E.C.F.
Total Depr Cost: 29,472 X 1.283
Estimated T.C.V: 37,813

(16) Porches/Decks

Area	Type
80	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin 2 STORY Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 260 SF Floor Area = 260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Description	Size	Cost New	Depr. Cost
Add for Electrical	260	1,635	1,620
Attic Area (unfinished flooring)	260	2,132	2,111
Other Additions/Adjustments			
Water/Sewer			
Public Sewer	1	1,494	1,479
Deck			
w/Roof (Roof portion)	80	1,509	1,494
	Totals:	29,767	29,472

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 37,813

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERSON ERIC & PETERSON M	WILLSON KIRK & TAMIE	300,000	07/08/2021	WD	03-ARM'S LENGTH	1177:1188	PROPERTY TRANSFER	100.0
PETERSON ERIC V & MARLENE	PETERSON ERIC & PETERSON N	0	09/09/2014	WD	21-NOT USED/OTHER	1144-1417	PROPERTY TRANSFER	0.0
WITT HOWARD	PETERSON ERIC V. & MARLENE	60,000	08/22/2008	WD	03-ARM'S LENGTH	1075/390	OTHER	100.0

Property Address

12696 E HOUGHTON LAKE DR

Owner's Name/Address

WILLSON KIRK & TAMIE
14856 GARY RD
CHESANING MI 48616

Tax Description

L-269 P-530 234 LOT 12 EXC COM AT SW COR TH N 20 DEG 34'W 101.2 FT TH N 69 DEG 26'E 10 FT TH S 14 DEG 55'E 101.7 FT TO POB OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	09/19/2008	PB08-0292	COMPLETE
DEMO	09/19/2008	PB08-0271	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	774	74	3,769
D/W/P: 5in Ren. Conc.	8.94	102	94	857
Total Estimated Land Improvements True Cash Value =				4,626

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	116,500	146,500			111,849C
2024	16,300	114,300	130,600			108,486C
2023	18,800	100,700	119,500			103,320C

Who	When	What
QT	08/20/2021	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 13
Floor Area: 1,300
Total Base New : 223,581 E.C.F.
Total Depr Cost: 194,532 X 1.143
Estimated T.C.V: 222,350

(16) Porches/Decks

Area	Type
180	CPP
45	CPP

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,040		
			Total:	176,308	153,404
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,042
Porches					
CPP			180	3,323	2,891
CPP			45	1,126	980
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	19,388
Common Wall: 1 Wall			1	-2,219	-1,931
Water/Sewer					
Public Sewer			1	1,494	1,300
Water Well, 150 Feet			1	8,594	7,477
Fireplaces					
Exterior 2 Story			1	8,024	6,981
			Totals:	223,581	194,532

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 222,350

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-012-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status
12708 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 12/14/2004					
Owner's Name/Address	SA:					
LANDON LEWIS L & DARLENE I 12708 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Tax Description

234 L-803 P-632 PART OF LOT 12 COM AT SW'LY COR OF LOT 12 TH N 20 DEG 34'W 101.2 FT TH N 69 DEG 26'E 10 FT TH S 14 DEG 55'E 101.7 FT TO POB OAK RIDGE. ASSESSED WITH 006-010-005-0140 (04

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Who	When	What
DMG	05/04/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-013-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOTTEN SHIRLEY I &	SMITH RICHARD & THELMA	0	01/22/2007	QC	21-NOT USED/OTHER	1067/1686	OTHER	50.0

Property Address

12666 E HOUGHTON LAKE DR

Owner's Name/Address

SMITH RICHARD A & THELMA J
613 E ARGYLE
JACKSON MI 49202-2438

Tax Description

L-1067/1686 L-603/195 - 234 - LOTS 13 & 14 OAKRIDGE SUBD. SPLIT/COMBINED ON 01/27/2012 FROM 006-460-013-0000, 006-460-014-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 2012
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
DMG	07/08/2013	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	105.00	150.00	1.0000	1.0000	1200	100		126,000
105 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	126,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1557	70	6,714
Total Estimated Land Improvements True Cash Value =				6,714

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	63,000	62,600	125,600			75,483C
2024	34,100	61,600	95,700			73,214C
2023	39,400	53,900	93,300			69,728C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 944 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 944
Total Base New : 144,008 E.C.F.
Total Depr Cost: 100,805 X 1.143
Estimated T.C.V: 115,220

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 944 SF Floor Area = 944 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	944		
			Total:	108,718	76,103
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			728	23,456	16,419
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Wood Stove			1	2,149	1,504
			Totals:	144,008	100,805

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 115,220

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		22,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

VACANT

Owner's Name/Address

BERNBECK ROLAND W & CAROL K
1248 BEDFORD
GROSSE POINTE MI 48230-1116

Tax Description

L-797 P-434 234 LOT 15 OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	0	30,000			8,595C
2024	16,300	0	16,300			8,337C
2023	18,800	0	18,800			7,940C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-017-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOZNIAK WALTER A & MARIAN	WOZNIAK FAMILY TRUST	0	11/06/2018	QC	21-NOT USED/OTHER	1167:2073	DEED	0.0

Property Address

12638 E HOUGHTON LAKE DR

Owner's Name/Address

WOZNIAK FAMILY TRUST
12638 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L1151/P1228-9 L1149/P1601-2
L1146/P2081-2 L1131/P357 L1131/358-61
L1120/P464-5 L996/P2426 763/650
L579/P569 234 LOTS 17 & 18 OAK RIDGE AND PART OF LOTS 6 & 7 BEG AT NE COR OF LOT 6 TH S76DEG48'W ON N LINE 51FT FOR POB TH S9DEG21'E 134.15FT TO A PT ON S LINE OF LOT 6 18.4FT ELY FROM SW COR TH S82 DEG55'W ALG S LINE 32FT TO A PT 13.6FT WLY FROM SELY COR OF LOT 7 TH N9DEG20'W 130.75FT TO N LINE OF LOT 7 TH N76DEG48'E ALG RD LINE 32FT TO POB "B" OAK RIDGE SPLIT/COMBINED ON 11/27/2017 FROM 006-460-017-1000, 006-460-006-5000;

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-2 (*
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/17/2017
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	02/15/2018	PB18-0005	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/12/2018	INSPECTED
MH	11/13/2017	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	100.00	150.00	1.0000	1.0000	1200	100		120,000
LAKEVIEW	32.00	150.00	1.0000	1.0000	3400	100		108,800
132 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	228,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1422	72	6,737
D/W/P: 3.5 Concrete	6.58	210	47	650
D/W/P: 3.5 Concrete	6.58	72	92	436
Wood Frame/Conc.	31.25	200	72	4,500
Total Estimated Land Improvements True Cash Value =				12,323

Work Description for Permit PB18-0005, Issued 02/15/2018: FIRST FLOOR RENOVATIONS, SECOND FLOOR ADDITION AND DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	114,400	199,400	313,800			208,865C
2024	83,700	195,700	279,400			202,585C
2023	82,300	172,400	254,700			192,939C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1632 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
2	Public Sewer
2	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 33
Floor Area: 3,264
Total Base New : 432,296 E.C.F.
Total Depr Cost: 330,940 X 1.143
Estimated T.C.V: 378,264

(16) Porches/Decks

Area	Type
40	CPP
128	Treated Wood
140	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1632 SF Floor Area = 3264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding/Brick	Crawl Space	1,632			*7
			Total:	347,409	267,505	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,577	
Porches						
CPP			40	1,039	956	*9
Deck						
Treated Wood			128	3,089	2,842	*9
Garages						
Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)						
Base Cost			528	25,640	19,743	
Common Wall: 1/2 Wall			1	-1,545	-1,035	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			384	12,868	7,206	*5
Water/Sewer						
Public Sewer			2	2,988	2,301	
Water Well, 150 Feet			2	17,189	13,236	
Fireplaces						
Interior 1 Story			1	5,338	4,110	
Breezeways						
Frame Wall			140	9,635	7,419	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,080	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERO MARILYN L ESTATE	MOSS LAVINIA E	0	02/18/2021	QC	08-ESTATE	1175:1593	PROPERTY TRANSFER	0.0
		110,000	11/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12628 E HOUGHTON LAKE DR

Owner's Name/Address

MOSS LAVINIA E
PO BOX 101
INTERLOCHEN MI 49643

Tax Description

L-867 P-24 (L-263 P-202) 234 LOT 19 OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1171	50	3,606
Total Estimated Land Improvements True Cash Value =				3,606

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	68,800	98,800			46,669C
2024	16,300	67,600	83,900			45,266C
2023	18,800	59,200	78,000			43,111C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1040 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 1,040
Total Base New : 152,313 E.C.F.
Total Depr Cost: 114,234 X 1.143
Estimated T.C.V: 130,569

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 816
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,040		
			Total:	118,200	88,650

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	816	25,451	19,088
Common Wall: 1/2 Wall	1	-1,023	-767
Water/Sewer			
Public Sewer	1	1,326	994
Water Well, 150 Feet	1	8,359	6,269
	Totals:	152,313	114,234

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 130,569

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MERO MARILYN L ESTATE	MOSS LAVINIA E	0	02/18/2021	QC	08-ESTATE	1175:1593	PROPERTY TRANSFER	0.0

Property Address

E HOUGHTON LAKE DR

Owner's Name/Address

MOSS LAVINIA E
PO BOX 101
INTERLOCHEN MI 49643

Tax Description

L-867 P-24 (L-263 P-202) 234 LOT 20 OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	08/13/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	0	30,000			14,166C
2024	16,300	0	16,300			13,741C
2023	18,800	0	18,800			13,087C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LANDIS SCOTT R	PRILL RAYMOND J & HALEIKO	135,000	03/30/2018	WD	03-ARM'S LENGTH	1165:1317	PROPERTY TRANSFER	100.0
MAJEWSKI THOMAS J & DIANNA	LANDIS SCOTT R	129,000	12/30/2016	WD	03-ARM'S LENGTH	1161:0161	PROPERTY TRANSFER	100.0
		122,000	06/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12604 E HOUGHTON LAKE DR

Owner's Name/Address

PRILL RAYMOND J & HALEIKO DIANE
2528 OLD KINGS RD
CATSKILL NY 12414

Tax Description

L-982 P-290 (L-600 P-175) 234 12604 E HOUGHTON LAKE DR LOT 21 OAK RIDGE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	975	72	2,029
D/W/P: 3.5 Concrete	6.16	44	47	127
Total Estimated Land Improvements True Cash Value =				2,156

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	71,000	101,000			64,053C
2024	16,300	69,700	86,000			62,128C
2023	18,800	61,100	79,900			59,170C

Who	When	What
QT	11/12/2018	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	05/04/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 28
Floor Area: 1,200
Total Base New : 165,679 E.C.F.
Total Depr Cost: 119,289 X 1.143
Estimated T.C.V: 136,347

(16) Porches/Decks

Area	Type
528	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
			Total:	138,068	99,409
Other Additions/Adjustments					
Deck					
Treated Wood			528	7,645	5,504
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			280	12,326	8,875
Common Wall: 1 Wall			1	-2,045	-1,472
Water/Sewer					
Public Sewer			1	1,326	955
Water Well, 150 Feet			1	8,359	6,018
			Totals:	165,679	119,289

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 136,347

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12586 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
RICHARDS MARSHA A ETAL 8510 ENGLEWOOD CLARKSTON MI 48346	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	55	70	237
D/W/P: Patio Blocks	14.27	40	50	285
Metal Prefab	18.36	70	50	642
Total Estimated Land Improvements True Cash Value =				1,164

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-465 P-652 234 LOT 22 OAK RIDGE.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	38,400	68,400			31,562C
2024	16,300	37,600	53,900			30,613C
2023	18,800	32,500	51,300			29,156C

Who	When	What
QT	06/14/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	05/04/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 624
Total Base New : 91,160 E.C.F.
Total Depr Cost: 63,812 X 1.143
Estimated T.C.V: 72,937

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
			Total:	75,768	53,038
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Exterior 1 Story			1	5,707	3,995
			Totals:	91,160	63,812

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 72,937

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-460-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MENARD RANDY	GAVE KEITH & JO ANN	169,000	05/23/2019	WD	19-MULTI PARCEL ARM'S LEN	1169:1206	PROPERTY TRANSFER	100.0
PUTT ALBERT R & DOLLY E	MENARD, RANDY	72,500	10/02/2007	WD	03-ARM'S LENGTH	1067/643	OTHER	100.0

Property Address

12578 E HOUGHTON LAKE DR

Owner's Name/Address

GAVE KEITH & JO ANN
12578 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-587 P-15 234 LOTS 23 & 24 OAK RIDGE.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/29/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	03/03/2021	LU21-4375	COMPLETE
Res. Add/Alter/Repair	07/12/2019	PB19-0214	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
MH	11/06/2019	INSPECTED
DMG	05/23/2013	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	90.00	100.00	1.0000	0.8165	675	100		49,602
90 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	49,602

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1064	73	5,111
Fencing: Wire Mesh, #11	3.26	920	89	2,669
Fencing: Gates, Mesh, 3'	409.58	4	89	1,458
Wood Frame	26.33	160	73	3,075
Total Estimated Land Improvements True Cash Value =				12,313

Work Description for Permit LU21-4375, Issued 03/03/2021: CHAIN LINK FENCE
Work Description for Permit PB19-0214, Issued 07/12/2019: ONE STORY RESIDENTIAL OPEN DECK, 342 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4243, ROSCOMMON COUNTY SOIL EROSION WAIVER DATED 7/12/2019

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	24,800	83,900	108,700			67,327C
2024	18,400	79,500	97,900			65,303C
2023	14,700	70,200	84,900			62,194C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1978	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1094 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 21
Floor Area: 1,094
Total Base New : 227,077 E.C.F.
Total Depr Cost: 181,465 X 0.833
Estimated T.C.V: 151,160

(16) Porches/Decks

Area	Type
425	Treated Wood
168	Composite
160	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1978
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1094 SF Floor Area = 1094 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,094			
			Total:	159,108	125,696	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,670	
Deck						
Treated Wood			425	6,787	6,312	*9
Composite			168	3,745	3,483	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	17,605	
Common Wall: 1/2 Wall			1	-1,106	-874	
Water/Sewer						
Public Sewer			1	1,494	1,180	
Water Well, 150 Feet			1	8,594	6,789	
Fireplaces						
Exterior 1 Story			1	6,513	5,145	
Breezeways						
Frame Wall			160	11,011	8,699	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,760	*9
			Totals:	227,077	181,465	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 151,160

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TYYNISMAA ALLAN P	TYYNISMAA MARGIE,TYYNISMAA	0	02/23/2022	QC	05-CORRECTING TITLE	1179:2341	DEED	0.0
TYYNISMAA ALLAN P ESTATE	TYYNISMAA MARGIE,TYYNISMAA	0	03/17/2021	QC	09-FAMILY	1176:2495	DEED	0.0
TYYNISMAA ALLAN P	TYYNISMAA ALLAN P ESTATE	0	08/18/2017	OTH	07-DEATH CERTIFICATE	1176:2341	OTHER	0.0
REVELS SAMUEL E JR & CHRIS	TYYNISMAA, ALLAN P	0	12/12/2011	WD	03-ARM'S LENGTH	1110/1423	OTHER	100.0

Property Address

BRADFORD DR

Owner's Name/Address

TYYNISMAA MARGIE,TYYNISMAA ALLAN J&
TYYNISMAA MONIQUE
4625 BRADFORD
HOUGHTON LAKE MI 48629

Tax Description

L-941 P-2393 (L-750 P-325) 234 4625 BRADFORD DRIVE 48629LOT 25 OAK RIDGE 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
DMG	02/21/2012	INSPECTED
DMG	05/10/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	51.00	150.00	1.0000	1.0000	1200	100		61,200
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	61,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	784	74	3,573
Fencing: Wire Mesh, #11	3.21	560	49	881
Fencing: Gates, Mesh, 3'	382.72	1	49	188
Fencing: Gates, Mesh, 10'	852.71	1	49	418
Total Estimated Land Improvements True Cash Value =				5,060

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,600	12,300	42,900			23,333C
2024	16,600	12,100	28,700			22,632C
2023	19,100	10,900	30,000			21,555C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 16
Floor Area: 0
Total Base New : 19,967 E.C.F.
Total Depr Cost: 16,772 X 1.143
Estimated T.C.V: 19,170

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			864	19,967	16,772
			Totals:	19,967	16,772

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 19,170

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TYYNISMAA ALLAN P	TYYNISMAA MARGIE,TYYNISMAA	0	02/23/2022	QC	05-CORRECTING TITLE	1179:2341	DEED	0.0
TYYNISMMA ALLAN P ESTATE	TYYNISMMA MARGIE S	0	02/14/2022	OTH	06-COURT JUDGEMENT	1179:2055	OTHER	0.0
TYYNISMAA ALLAN P ESTATE	TYYNISMAA MARGIE,TYYNISMAA	0	03/17/2021	QC	09-FAMILY	1176:2495	DEED	0.0
TYYNISMAA ALLAN P	TYYNISMAA ALLAN P ESTATE	0	08/18/2017	OTH	07-DEATH CERTIFICATE	1176:2341	OTHER	0.0

Property Address

4625 BRADFORD DR

Owner's Name/Address

TYYNISMAA MARGIE,TYYNISMAA ALLAN J&
TYYNISMAA MONIQUE
4625 BRADFORD DR
HOUGHTON LAKE MI 48629

Tax Description

L-941 P-2393 (L-750 P-325) 234 4625 BRADFORD DRIVE 48629LOT 26 OAK RIDGE 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/13/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
DMG	06/22/2012	INSPECTED
DMG	05/10/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	177	74	862
Fencing: Wire Mesh, #11	3.26	640	49	1,022
Fencing: Gates, Mesh, 3'	409.58	1	49	201
Total Estimated Land Improvements True Cash Value =				2,085

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	93,300	129,300			56,439C
2024	19,500	91,700	111,200			54,742C
2023	22,500	80,600	103,100			52,136C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1421 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,421
Total Base New : 209,584 E.C.F.
Total Depr Cost: 157,185 X 1.143
Estimated T.C.V: 179,662

(16) Porches/Decks

Area	Type
168	WGEP (1 Story)
426	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1421 SF Floor Area = 1421 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,421		
			Total:	176,372	132,278
Other Additions/Adjustments					
Exterior					
Brick Veneer			164	2,819	2,114
Porches					
WGEP (1 Story)			168	13,506	10,129
Deck					
Treated Wood			426	6,799	5,099
Water/Sewer					
Public Sewer			1	1,494	1,120
Water Well, 150 Feet			1	8,594	6,445
			Totals:	209,584	157,185

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 179,662

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POPPE GALE R	KOZOLE, PAUL	121,470	08/30/2007	WD	03-ARM'S LENGTH	1063/1977	OTHER	100.0

Property Address

4637 BRADFORD DR

Owner's Name/Address

KOZOLE PAUL E
3761 LINCOLN
DEARBORN MI 48124

Tax Description

L-1016 P-1858 (L-708 P-633-634) 234 4637 BRADFORD DR LOT 27 OAK RIDGE 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/20/2024	PB24-0134	COMPLETE
DEMO	07/24/2008	PB08-0207	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED
DMG	05/10/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1064	75	4,915
Total Estimated Land Improvements True Cash Value =				4,915

Work Description for Permit PB24-0134, Issued 05/20/2024: 972 SQUARE FEET CRAWL SPACE ENCAPSULATION LAND USE PERMIT NOT REQUIRED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	78,500	117,500			55,764C
2024	21,100	77,100	98,200			54,088C
2023	24,400	67,700	92,100			51,513C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1336 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,336
Total Base New : 190,715 E.C.F.
Total Depr Cost: 129,686 X 1.143
Estimated T.C.V: 148,231

(16) Porches/Decks

Area	Type
24	CPP
24	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1336 SF Floor Area = 1336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,336		
			Total:	155,870	105,992

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	616	20,741	14,104
Common Wall: 1 Wall	1	-2,045	-1,391
Water/Sewer			
Public Sewer	1	1,326	902
Water Well, 150 Feet	1	8,359	5,684
Fireplaces			
Interior 1 Story	1	4,700	3,196
Porches			
CPP	24	633	430
CCP (1 Story)	24	1,131	769
	Totals:	190,715	129,686

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 148,231

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-028-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE DENNIS R	BATKO ROBERT & SUSAN &	50,000	10/30/2024	WD	32-SPLIT VACANT	1188:1595	PROPERTY TRANSFER	10.0
WOLLENS RICHARD H & MARY A	BEARUP, FHRISTOPHER & LORN	75,000	08/17/2012	WD	03-ARM'S LENGTH	1118/1165	OTHER	100.0

Property Address

4653 BRADFORD DR

Owner's Name/Address

BEARUP CHRISTOPHER L & LORNA E
10507 VALLEY CREEK DR
GOODRICH MI 48438

Tax Description

L1188/P1595 L1188/P1594 L0372/P315 L1118/P1165 L663/P L1060/P2413 L/P3 234 LOT 28 OAK RIDGE 1ST ADD AND S'LY 1/2 LOT 29 DESC COM AT THE NE COR. OF LOT 29; TH S34°19'00"E ALG THE E'LY LINE OF LOT 29, 32.49 FT TO POB; TH S34°19'00"E 32.49 FT. TO THE SE COR LOT 29; TH S62°42'11"W ALG THE S'LY LINE OF LOT 29, 83.21 FT. TO AN INTERMEDIATE TRAV. LINE; TH N36°19'53"W ALG SAID TRAV. LINE 37.04 FT.; TH N65°39'20"E 85.18 FT. TO POB. PAR CONT 3 177 SQ. FT., M/L. SPLIT/COMBINED ON 01/01/2025 FROM 006-461-030-0000, 006-461-028-0000, 006-461-029-0000;

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/01/2022	PB22-0230	COMPLETE

X Improved ☐ Vacant

Public Improvements

- ☐ Dirt Road
- ☐ Gravel Road
- ☐ Paved Road
- ☐ Storm Sewer
- ☐ Sidewalk
- ☐ Water
- ☐ Sewer
- ☐ Electric
- ☐ Gas
- ☐ Curb
- ☐ Street Lights
- ☐ Standard Utilities
- ☐ Underground Utils.

Topography of Site

- ☐ Level
- ☐ Rolling
- ☐ Low
- ☐ High
- ☐ Landscaped
- ☐ Swamp
- ☐ Wooded
- ☐ Pond
- ☐ Waterfront
- ☐ Ravine
- ☐ Wetland
- ☐ Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	102.04	150.00	1.0000	1.0000	1200	100		122,448
102 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	122,448

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	478	50	741
D/W/P: 3.5 Concrete	6.58	270	75	1,333
Fencing: Wire Mesh, #11	3.26	280	50	456
Wood Frame	37.68	49	50	923
Total Estimated Land Improvements True Cash Value =				3,453

Work Description for Permit PB22-0230, Issued 07/01/2022: RESIDENTIAL RE-ROOF.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	61,200	76,600	137,800			76,145C
2024	0	0	0			0
2023	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1054 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,054
Total Base New : 186,997 E.C.F.
Total Depr Cost: 127,159 X 1.143
Estimated T.C.V: 145,343

(16) Porches/Decks

Area	Type
25	CCP (1 Story)
200	Treated Wood
108	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1054 SF Floor Area = 1054 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,054		
			Total:	143,948	97,885
Other Additions/Adjustments					
Porches					
CCP (1 Story)			25	845	575
Deck					
Treated Wood			200	4,134	2,811
Treated Wood			108	2,716	1,847
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	14,261
Common Wall: 1 Wall			1	-2,219	-1,509
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Exterior 1 Story			1	6,513	4,429
			Totals:	186,997	127,159

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 145,343

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-030-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PRICE DENNIS R	BATKO ROBERT & SUSAN &	50,000	10/30/2024	WD	32-SPLIT VACANT	1188:1595	PROPERTY TRANSFER	8.0

Property Address

4665 BRADFORD DR

Owner's Name/Address

BATKO ROBERT J & SUSAN E
4665 BRADFORD DR
HOUGHTON LAKE MI 48629

Tax Description

L1188/P1595 L1188/P1594 L0372/P315 L589/P373 234 LOT 30 OAK RIDGE 1ST ADD AND N'LY 1/2 LOT 29 DESC: COM AT THE NE COR. OF LOT 29; TH S34°19'00"E ALG THE E'LY LINE OF LOT 29, 32.49 FT.; TH S65°39'20"W 85.18 FT. TO AN INTERMEDIATE TRAV. LINE; TH N43°12'41"W ALG SAID TRAV. LINE 38.55 FT. TO THE NORTHERLY LINE OF LOT 29; TH N68°28'00"E ALG SAID N'LY LINE 92.13 FT. TO POB. PAR. PAR CONT 3,238 SQ. FT., M/L. SPLIT/COMBINED ON 01/01/2025 FROM 006-461-030-0000, 006-461-028-0000, 006-461-029-0000;

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/05/1998

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	06/14/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	113.55	150.00	1.0000	1.0000	1200	100		136,260
114 Actual Front Feet, 0.39 Total Acres							Total Est. Land Value =	136,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	16	25	123
D/W/P: 3.5 Concrete	6.58	574	75	2,833
Wood Frame	39.24	16	25	157
Wood Frame	39.24	32	50	628
Total Estimated Land Improvements True Cash Value =				3,741

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,100	106,100	174,200			79,450C
2024	0	0	0			0
2023	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 784 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,428
Total Base New : 252,140 E.C.F.
Total Depr Cost: 177,297 X 1.143
Estimated T.C.V: 202,650

(16) Porches/Decks

Area	Type
336	WGEP (1 Story)
753	Composite
30	Treated Wood
140	Roof Cover Onl
50	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 512
% Good: 0
Storage Area: 256
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 784 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	784			
1 Story	Siding	Overhang	56			
			Total:	170,206	119,143	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,252	
Porches						
WGEP (1 Story)			336	22,136	15,495	
Deck						
Treated Wood			30	1,346	942	
Composite			753	11,423	7,996	
Composite			50	1,759	1,231	
w/Roof (Roof portion)			140	2,478	1,735	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			512	20,541	14,379	
Storage Over Garage			256	3,517	2,462	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 150 Feet			1	8,594	6,016	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,600	*9
			Totals:	252,140	177,297	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 202,650

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-031-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRIEG KEVIN & JUDY	MCGLASHEN BENJAMIN & CHRIS	369,900	04/28/2025	WD	03-ARM'S LENGTH	1190:375	PROPERTY TRANSFER	100.0
LAFONTAINE GORDON W & EILE	KRIEG KEVIN & JUDY	126,000	04/18/2019	WD	03-ARM'S LENGTH	1169:0429	PROPERTY TRANSFER	100.0
GERSKY THEODORE T & PERLIE	LAFONTAINE GORDON W & ELLE	68,000	07/14/2016	WD	22-OUTLIER	1159-1415	PROPERTY TRANSFER	100.0

Property Address

4675 BRADFORD DR

Owner's Name/Address

MCGLASHEN BENJAMIN & CHRISTA
3809 WILDER RD
METAMORA MI 48455

Tax Description

L-733 P-170 234 LOTS 31 & 32 EXC TH NLY 20FT OAK RIDGE 1ST ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/29/2022	PB22-0102	COMPLETE
Res. Add/Alter/Repair	04/20/2022	PB22-0039	COMPLETE
Res. Add/Alter/Repair	03/17/2020	PB20-0036	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	10/27/2020	INSPECTED
MH	11/13/2017	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	117.00	150.00	1.0000	1.0000	1200	100		140,400
117 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	140,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	943	46	2,672
D/W/P: 3.5 Concrete	6.16	213	46	604
D/W/P: 3.5 Concrete	6.16	744	95	4,354
Total Estimated Land Improvements True Cash Value =				7,630

Work Description for Permit PB22-0102, Issued 04/29/2022: DETACHED GARAGE REROOF (ALREADY DONE)
Work Description for Permit PB22-0039, Issued 04/20/2022: 12 X 17 = 206 SQUARE FEET LEAN TO ADDED TO EXISTING BUILDING. LAKE TOWNSHIP LAND USE PERMIT #4468 DATED 2/11/22
Work Description for Permit PB20-0036, Issued 03/17/2020: REROOF & REPLACE RAFTERS IN VALLEY

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	70,200	77,600	147,800			81,379C
2024	38,000	76,100	114,100			78,933C
2023	43,900	67,000	110,900			75,175C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 924 S.F.
Slab: 620 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 36
Floor Area: 1,544
Total Base New : 198,649 E.C.F.
Total Depr Cost: 125,914 X 1.143
Estimated T.C.V: 143,920

(16) Porches/Decks

Area	Type
220	Composite
204	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 896
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1544 SF Floor Area = 1544 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	924			
1 Story	Siding	Slab	480			
1 Story	Siding	Slab	140			
			Total:	153,303	98,115	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			896	24,174	11,120	*4
Water/Sewer						
Public Sewer			1	1,175	752	
Water Well, 150 Feet			1	8,124	5,199	
Fireplaces						
Wood Stove			1	1,779	1,139	
Deck						
Composite w/Roof (Deck Portion)			220	4,279	4,065	*9
Composite w/Roof (Roof portion)			220	2,992	2,842	
w/Roof (Roof portion)			204	2,823	2,682	
			Totals:	198,649	125,914	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 143,920

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-032-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANTON BRIAN W & ANGELA R	KOENIG ADRIAN	147,000	04/23/2021	WD	03-ARM'S LENGTH	1176:1514	PROPERTY TRANSFER	100.0
GRAHAM LARRY W & CAROL A	STANTON, BRIAN & ANGELA	89,500	08/31/2012	WD	03-ARM'S LENGTH	1118/2118	OTHER	100.0

Property Address

4697 BRADFORD DR

Owner's Name/Address

KOENIG ADRIAN
1952 WILDER CT
HASLETT MI 48840

Tax Description

(L-840P-215&L-733P-169L-422P-335) L-977 P-1309 (L-848P-84) 234 4697 BRADFORD DR NLY 20FT OF LOT 32 & LOT 33 OAK RIDGE 1ST ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	12/11/2023	PB21-0421B	COMPLETE
Res. Add/Alter/Repair	11/02/2022	PB21-0421A	COMPLETE
Res. Add/Alter/Repair	06/17/2022	PB21-0186A	COMPLETE
Res. Add/Alter/Repair	11/01/2021	PB21-0421	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	09/13/2023	INSPECTED
QT	11/03/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	70.00	150.00	1.0000	1.0000	1200	100		84,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	84,000

Work Description for Permit PB21-0421B, Issued 12/11/2023: PERMIT EXTENSION
Work Description for Permit PB21-0421A, Issued 11/02/2022: RENEWAL OF PERMIT.
Work Description for Permit PB21-0186A, Issued 06/17/2022: EXTENDING REROOF PERMIT PB21-0186
Work Description for Permit PB21-0421, Issued 11/01/2021: REMODEL 24 TOTAL SQ FT OF EXISTING GARAGE TO BATHROOM REROOF ON PERMIT #PB21-0186
Work Description for Permit PB21-0186, Issued 06/09/2021: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,000	65,800	107,800			74,906C
2024	22,800	64,400	87,200			72,654C
2023	26,300	56,200	82,500			69,195C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 840 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 840
Total Base New : 139,619 E.C.F.
Total Depr Cost: 111,697 X 1.143
Estimated T.C.V: 127,670

(16) Porches/Decks

Area	Type
36	Treated Wood
112	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	840		
			Total:	104,124	83,301
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	3,088
Deck					
Treated Wood			36	1,476	1,181
Treated Wood			112	2,728	2,182
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	15,833
Common Wall: 1 Wall			1	-2,045	-1,636
Water/Sewer					
Public Sewer			1	1,326	1,061
Water Well, 150 Feet			1	8,359	6,687
			Totals:	139,619	111,697

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 127,670

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-034-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLEAR JAMES N & BRIGITT M	SCOTT PAUL D JR & SCOTT JE	121,500	08/17/2020	WD	03-ARM'S LENGTH	1173:1656	PROPERTY TRANSFER	100.0
BYERS STEPHEN	SLEAR, JAMES & BRIDGITT	78,900	01/30/2010	WD	03-ARM'S LENGTH	1090/2069	OTHER	100.0

Property Address
4703 BRADFORD DR

Owner's Name/Address
SCOTT PAUL D JR & SCOTT JEFFREY P
4703 BRADFORD DR
HOUGHTON LAKE MI 48629

Tax Description
L-952 P-48 L-454 P-460 234 4703 BRADFORD DRLOTS 34 & 35 OAK RIDGE 1ST ADD PP: 006-461-034-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/27/2022	PB22-0071	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	11/03/2022	INSPECTED
QT	05/31/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	110.00	150.00	1.0000	1.0000	1200	100		132,000
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	132,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	36	50	111
D/W/P: 3.5 Concrete	6.16	102	50	314
D/W/P: 3.5 Concrete	6.16	360	95	2,107
Total Estimated Land Improvements True Cash Value =				2,532

Work Description for Permit PB22-0071, Issued 04/27/2022: 12 X 32 = 384 TOTAL SQ FT HOME ADDITION-3 SEASON PORCH WITH CONCRETE SLAB LAKE TOWNSHIP LAND USE PERMIT #4480 ISSUED 4/12/2022; ROSCOMMON COUNTY SOIL EROSION PERMIT #4101 EXPIRES 4/25/2023

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	66,000	79,600	145,600			84,583C
2024	35,800	78,200	114,000			82,040C
2023	41,300	58,700	100,000			66,705C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2022

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 986 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 986
Total Base New : 173,842 E.C.F.
Total Depr Cost: 133,768 X 1.143
Estimated T.C.V: 152,897

(16) Porches/Decks

Area	Type
107	CGEP (1 Story)
98	4in Concrete
384	CGEP (1 Story)
98	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 986 SF Floor Area = 986 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	986			
			Total:	116,133	87,099	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			107	7,125	5,344	
CGEP (1 Story)			384	18,574	17,645	*9
4in Concrete			98	720	684	*9
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			864	19,967	14,177	*7
Water/Sewer						
Public Sewer			1	1,326	994	
Water Well, 150 Feet			1	8,359	6,269	
Deck						
w/Roof (Roof portion)			98	1,638	1,556	
			Totals:	173,842	133,768	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 152,897

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-461-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEBARON DENNIS & DIANE	BROCKMILLER JOHN C	275,000	08/04/2022	WD	03-ARM'S LENGTH	1181:2621	PROPERTY TRANSFER	100.0
MACQUARRIE ALAN W & BARBAR	LEBARON DENNIS & DIANE	165,000	08/07/2019	WD	03-ARM'S LENGTH	1170:296	PROPERTY TRANSFER	100.0
ROBINSON DARLENE	MACQUARRIE, BARBARA JEAN	163,500	08/27/2007	WD	03-ARM'S LENGTH	1063/1848	OTHER	100.0

Property Address
4715 BRADFORD DR

Owner's Name/Address
BROCKMILLER JOHN C
495 W JUDDVILLE RD
OWOSSO MI 48867

Tax Description
L-964 P-1763 234 LOT 36 OAK RIDGE 1ST ADD
PP: 006-461-034-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What
QT 05/31/2022 INSPECTED
DMG 06/22/2012 INSPECTED
DMG 05/10/2010 INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	930	75	4,589
D/W/P: 5in Ren. Conc.	8.94	66	99	584
Wood Frame	32.30	80	75	1,938
Total Estimated Land Improvements True Cash Value =				7,111

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	95,700	131,700			113,776C
2024	19,500	93,900	113,400			110,355C
2023	22,500	82,600	105,100			105,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,440
Total Base New : 208,738 E.C.F.
Total Depr Cost: 156,550 X 1.143
Estimated T.C.V: 178,937

(16) Porches/Decks

Area	Type
288	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 240
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	960		
			Total:	168,026	126,018
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,484
Deck					
Treated Wood			288	5,262	3,946
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	14,728
Storage Over Garage			240	3,298	2,473
Common Wall: 1 Wall			1	-2,219	-1,664
Water/Sewer					
Public Sewer			1	1,494	1,120
Water Well, 150 Feet			1	8,594	6,445
			Totals:	208,738	156,550

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 178,937

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HART JACK F & CAROLYN L	GRIFFITHS KENT R	140,500	09/21/2018	WD	03-ARM'S LENGTH	1167:0821	PROPERTY TRANSFER	100.0
		137,000	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4721 BRADFORD DR

Owner's Name/Address

GRIFFITHS KENT R
4721 BRADFORD DR
HOUGHTON LAKE MI 48629

Tax Description

L-1015 P-914 (L-758 P-27) 234 4721 BRADFORD 48629 LOT 37 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/25/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	06/22/2012	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	80.00	150.00	1.0000	1.0000	1200	100		96,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	96,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	80	25	329
D/W/P: 3.5 Concrete	6.58	743	75	3,667
D/W/P: Asphalt Paving	3.10	112	50	173
Wood Frame	32.30	80	75	1,938
Total Estimated Land Improvements True Cash Value =				6,107

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	48,000	82,800	130,800			74,054C
2024	26,000	81,000	107,000			71,828C
2023	30,000	71,300	101,300			68,408C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,200
Total Base New : 207,956 E.C.F.
Total Depr Cost: 135,172 X 1.143
Estimated T.C.V: 154,502

(16) Porches/Decks

Area	Type
40	CPP
348	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,200		
			Total:	161,557	105,013
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,020
Porches					
CPP			40	1,039	675
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			600	22,920	14,898
Common Wall: 1/2 Wall			1	-1,106	-719
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Wood Stove			1	2,551	1,658
Deck					
Composite			348	6,261	4,070
			Totals:	207,956	135,172

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 154,502

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REED CHARLES E & DIANA K	KLAMIK SUSAN L	170,000	07/09/2018	WD	03-ARM'S LENGTH	1166:1266	PROPERTY TRANSFER	100.0
		144,000	05/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

109 BRAD'N CRIS DR

Owner's Name/Address

KLAMIK SUSAN L
109 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-885 P-325 (L-718 P-350) 234 109 BRAD'N CRIS LOT 38 OAK RIDGE 2ND ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/28/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	06/29/2023	LU23-4587	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	71.00	150.00	1.0000	1.0000	1200	100		85,200
71 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	85,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	607	90	3,595
D/W/P: Asphalt Paving	3.10	1054	75	2,450
Wood Frame	26.33	160	95	4,002
Total Estimated Land Improvements True Cash Value =				10,047

Work Description for Permit LU23-4587, Issued 06/29/2023: REMOVE OLD SHED, REPLACE WITH 8X12 NEW SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,600	106,200	148,800			91,680C
2024	23,100	104,200	127,300			88,924C
2023	26,600	92,300	118,900			84,466C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
1982	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1104 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,498
Total Base New : 235,198 E.C.F.
Total Depr Cost: 172,128 X 1.143
Estimated T.C.V: 196,742

(16) Porches/Decks

Area	Type
70	CPP
288	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 240
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 1982
(11) Heating System: Forced Heat & Cool
Ground Area = 1104 SF Floor Area = 1498 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	768			
1 Story	Siding	Crawl Space	336			
1 Story	Siding	Overhang	10			
			Total:	183,325	133,827	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,392	
Porches						
CPP			70	1,578	1,152	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	17,210	
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
Fireplaces						
Wood Stove			1	2,551	1,862	
Deck						
Composite			288	5,504	4,018	
Carports						
Comp.Shingle			240	3,931	3,302	*8
			Totals:	235,198	172,128	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 196,742

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARANSKI BRYAN D & MARY M	HARDIN CHRIS & CARRIE	400,000	08/23/2024	WD	03-ARM'S LENGTH	1188:407	PROPERTY TRANSFER	100.0
WARFLE BRADLEY A & BRIANNE	BARANSKI BRYAN D & MARY M	250,000	11/04/2020	WD	03-ARM'S LENGTH	1175:0563	PROPERTY TRANSFER	100.0
FIRST NATIONAL ACCEPTANCE	WARFLE BRADLEY A & BRIANNE	60,000	10/06/2020	WD	16-LC PAYOFF	1175:0013	DEED	0.0
PHILLIPS DEBRA L	FIRST NATIONAL ACCEPTANCE	26,000	07/18/2018	WD	21-NOT USED/OTHER	1166:1404	PROPERTY TRANSFER	0.0

Property Address

113 BRAD'N CRIS DR

Owner's Name/Address

HARDIN CHRIS & CARRIE
8237 MEADOWRIDGE
CLARKSTON MI 48348

Tax Description

(L-856P-243&L-631 P-490 &L-473 P-380) 234 L-1022 P-1208 (L-1020P-402) LOTS 39 & 40 OAK RIDGE 2ND ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	08/26/2021	LU21-4441	COMPLETE
Pole Barn	03/19/2021	PB21-0044	COMPLETE
REMODEL	12/07/2012	26312	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	120.00	150.00	1.0000	1.0000	1200	100		144,000
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	144,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	2742	99	48,917
Wood Frame	29.53	96	74	2,098
Total Estimated Land Improvements True Cash Value =				51,015

Work Description for Permit LU21-4441, Issued 08/26/2021: FENCING
Work Description for Permit PB21-0044, Issued 03/19/2021: ONE-STORY RESIDENTIAL ATTACHED GARAGE/POLE BARN. 30 X 40 (X 12) = 1200 SQUARE FEET. LAKE TOWNSHIP LAND USE PERMIT DATED 3/18/21 #004380. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 2/24/21 #3961.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	72,000	102,500	174,500			174,500S
2024	54,000	69,600	123,600			99,705C
2023	51,000	61,400	112,400			94,958C

Who	When	What
QT	11/13/2024	INSPECTED
QT	11/09/2021	INSPECTED
QT	06/04/2021	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1516 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 11
Floor Area: 1,516
Total Base New : 262,171 E.C.F.
Total Depr Cost: 131,196 X 1.143
Estimated T.C.V: 149,957

(16) Porches/Decks

Area	Type
234	CCP (1 Story)
10	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1516 SF Floor Area = 1516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=89/100/50/100/44.5
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,156			
1 Story	Siding	Slab	360			
			Total:	211,590	94,148	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,067	
Porches						
CCP (1 Story)			234	6,014	2,676	
Water/Sewer						
Public Sewer			1	1,494	665	
Water Well, 150 Feet			1	8,594	3,824	
Deck						
Treated Wood			10	457	203	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			1360	29,376	27,613	*9
			Totals:	262,171	131,196	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 149,957

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-041-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PHILIPS DEBRA L	BUZZELLI CHRISTOPHER J & I	60,000	06/29/2021	WD	16-LC PAYOFF	1177:1299	DEED	0.0
PHILLIPS DEBRA LESLIE	BUZZELLI CHRISTOPHER J & I	60,000	04/13/2020	LC	21-NOT USED/OTHER	1172:1393	PROPERTY TRANSFER	100.0
BANK OF NEW YORK	PHILLIPS, DEBRA	0	12/18/2012	OTH	10-FORECLOSURE		OTHER	100.0
HELTON, NATHANIEL	BANK OF NEW YORK	0	05/12/2012	QC	10-FORECLOSURE	1115/775	OTHER	100.0

Property Address

119 BRAD'N CRIS DR

Owner's Name/Address

BUZZELLI CHRISTOPHER J & LORI A
119 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

(L-856P-242&L-631 P-490&L-481 P-618)
L-1022P-1208(L-1020P-398-400&L-997P2597)2
34 LOT 41 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/29/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	08/20/2021	LU21-4437	COMPLETE
Res. Add/Alter/Repair	06/01/2020	PB20-0086	COMPLETE
	05/06/2019	PB19-0004	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
QT	10/27/2020	INSPECTED
MH	11/06/2019	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1627	94	9,421
D/W/P: 3.5 Concrete	6.16	120	94	695
D/W/P: Brick on Sand	16.54	184	94	2,860
Wood Frame	21.56	240	82	4,243
Wood Frame	25.63	100	74	1,897
Total Estimated Land Improvements True Cash Value =				19,116

Work Description for Permit LU21-4437, Issued 08/20/2021: ADDITION TO SHED AND FENCING
Work Description for Permit PB20-0086, Issued 06/01/2020: ONE STORY RESIDENTIAL 9 X 24 ADDITION-CHANGE OF USE & OCCUPANCY U TO R-3-REPLACES PB19-0004-BUZZELL BUYING ON LAND CONTRACT FROM DEBRA PHILLIPS 24 X 41 = 984 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4297 ROSCOMMON CO SOIL EROSION 225 SQ FT WAIVER 5/15/2020
Work Description for Permit PB19-0004, Issued 05/06/2019: CHANGE OF USE TO R-3 (GARAGE TO HOUSE) & 12 X 24 ONE STORY CANAL SIDE ADDITION-ORIGINAL 24 X 32 = 768; NEW 24 X 9 = 216 984 TOTALSQ FT LAKE TOWNSHIP LAND USE PERMIT #4213, PLAN CHANGE OK'D 4/30/19 SOIL EROSION 225 SQ FT WAIVER PERMIT ISSUED 5/1/19

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	62,200	98,200			65,012C
2024	19,500	61,200	80,700			63,058C
2023	22,500	54,000	76,500			60,056C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 984 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 984
Total Base New : 127,578 E.C.F.
Total Depr Cost: 89,373 X 1.143
Estimated T.C.V: 102,153

(16) Porches/Decks

Area	Type
120	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 984 SF Floor Area = 984 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	768			
1 Story	Siding	Slab	216			*9
			Total:	115,935	81,333	

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,326	849
Water Well, 150 Feet	1	8,359	5,350
Deck			
w/Roof (Roof portion)	120	1,958	1,841
	Totals:	127,578	89,373

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 102,153

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-042-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCIBERRAS ALBERT & SHERRY	FRINK KATHRYN I	265,000	04/01/2022	WD	03-ARM'S LENGTH	1180:1212	PROPERTY TRANSFER	100.0
GORZELSKI DANA	SCIBERRAS ALBERT & SHERRY	148,900	08/30/2019	WD	03-ARM'S LENGTH	1170:0977	PROPERTY TRANSFER	100.0
COTNER DOUGLAS G & SHARON	GORZELSKI, DANA	118,000	06/30/2009	WD	03-ARM'S LENGTH	1084/1624	OTHER	100.0
		85,000	04/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

121 BRAD'N CRIS DR

Owner's Name/Address

FRINK KATHRYN I
121 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-1035 P-1437-1438 (L-750 P-353) LOT 42 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/11/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1227	70	2,663
Wood Frame	28.83	100	50	1,441
Total Estimated Land Improvements True Cash Value =				4,104

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	109,300	145,300			131,421C
2024	19,500	112,400	131,900			127,470C
2023	22,500	98,900	121,400			121,400S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 19
Floor Area: 1,512
Total Base New : 225,274 E.C.F.
Total Depr Cost: 182,485 X 1.143
Estimated T.C.V: 208,580

(16) Porches/Decks

Area	Type
564	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
			Total:	184,286	149,285
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,763
Deck					
Treated Wood			564	8,172	6,619
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	15,490	12,547
Water/Sewer					
Public Sewer			1	1,494	1,210
Water Well, 150 Feet			1	8,594	6,961
Fireplaces					
Prefab 1 Story			1	2,592	2,100
			Totals:	225,274	182,485

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 208,580

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-043-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOX TERRI M & CHRISTOPHER	FOX TERRI M & CHRISTOPHER	0	12/08/2023	QC	15-LADY BIRD	1186:260	OTHER	0.0
FOX TERRI M	FOX TERRI M & CHRISTOPHER	0	12/07/2023	QC	09-FAMILY	1186:259	DEED	0.0
QUINTIERI MARY F ESTATE	FOX TERRI M	0	12/06/2023	OTH	09-FAMILY	1186:261	PROPERTY TRANSFER	0.0
QUINTIERI MARY F		0	04/22/2023	OTH	07-DEATH CERTIFICATE	OBITUARY ONLINE	OTHER	0.0

Property Address

123 BRAD'N CRIS DR

Owner's Name/Address

FOX TERRI M & CHRISTOPHER M [LE]
2511 PARK ST
LANSING MI 48917

Tax Description

L-590 P-474 234 LOT 43 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	80.00	150.00	1.0000	1.0000	1200	100		96,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	96,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	12	75	59
Total Estimated Land Improvements True Cash Value =				59

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	48,000	68,800	116,800			51,212C
2024	26,000	67,400	93,400			49,673C
2023	30,000	59,100	89,100			47,308C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1092 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,092
Total Base New : 179,543 E.C.F.
Total Depr Cost: 116,705 X 1.143
Estimated T.C.V: 133,394

(16) Porches/Decks

Area	Type
30	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 364
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,092		
			Total:	148,566	96,570
Other Additions/Adjustments					
Exterior					
Stone Veneer			144	5,466	3,553
Deck					
Treated Wood			30	1,346	875
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			364	16,296	10,592
Common Wall: 1 Wall			1	-2,219	-1,442
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
			Totals:	179,543	116,705

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 133,394

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-044-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COCHRANE ROBERT & BRIDGETT	COCHRANE ROBERT & BRIDGETT	0	02/24/2021	WD	18-LIFE ESTATE	1175:2462	PROPERTY TRANSFER	0.0
SCHRIEBER RANDI M	COCHRANE ROBERT & BRIDGETT	142,500	11/06/2020	WD	03-ARM'S LENGTH	1174:1493	PROPERTY TRANSFER	100.0
THOMAS PETER JR & JACQUELI	SCHRIEBER RANDI M	74,500	11/12/2015	PTA	03-ARM'S LENGTH	1155-1278	PROPERTY TRANSFER	100.0

Property Address

125 BRAD'N CRIS DR

Owner's Name/Address

COCHRANE ROBERT & BRIDGETTE [LE]
125 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-575 P-260 234 125 BRAD'N CRIS DRIVE 48629LOT 44 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/03/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/18/2024	PB24-0444	INSPECT

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/18/2024	INSPECTED
MH	01/04/2021	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	74	468
Wood Frame	35.08	64	74	1,661
Total Estimated Land Improvements True Cash Value =				2,129

Work Description for Permit PB24-0444, Issued 11/18/2024: 24 X 32 X 12 = 768 SQUARE FEET GARAGE. LAKE TOWNSHIP LAND USE DATED 11/12/24 #4724. SOIL EROSION 10-22-24 4397

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	66,200	102,200			66,213C
2024	19,500	63,400	82,900			62,865C
2023	22,500	55,400	77,900			59,872C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 384 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 960
Total Base New : 172,486 E.C.F.
Total Depr Cost: 110,139 X 1.143
Estimated T.C.V: 125,889

(16) Porches/Decks

Area	Type
130	Treated Wood
24	Treated Wood

(17) Garage

Year Built: 2024
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 10
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	576			
1 Story	Siding	Slab	384			
			Total:	130,833	96,817	
Other Additions/Adjustments						
Deck						
Treated Wood			130	3,121	2,310	
Treated Wood			24	1,096	811	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	2,735	*1
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
			Totals:	172,486	110,139	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 125,889

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-045-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JASKIEWICZ ROBERT J &SUZAN	JASKIEWICZ ROBERT J &SUZAN	0	03/24/2022	QC	15-LADY BIRD	1180:998	DEED	0.0
		75,000	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

127 BRAD'N CRIS DR

Owner's Name/Address

JASKIEWICZ ROBERT J &SUZANNE V [LE]
42215 UTAH
STERLING HEIGHTS MI 48313

Tax Description

L-988 P-1519(L-891P-391-395&L-306 P-271)234 127 BRAD'N CRIS LOT 45 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	09/09/2013	13203	COMPLETE

X Improved | | Vacant

Public Improvements

- | Dirt Road
- | Gravel Road
X | Paved Road
- | Storm Sewer
- | Sidewalk
- | Water
X | Sewer
- | Electric
- | Gas
- | Curb
- | Street Lights
X | Standard Utilities
- | Underground Utils.

Topography of Site

X | Level
- | Rolling
- | Low
- | High
- | Landscaped
- | Swamp
- | Wooded
- | Pond
X | Waterfront
- | Ravine
- | Wetland
- | Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	441	59	752
Total Estimated Land Improvements True Cash Value =				752

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	68,700	104,700			49,928C
2024	19,500	67,400	86,900			48,427C
2023	22,500	59,100	81,600			46,121C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1132 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,132
Total Base New : 166,393 E.C.F.
Total Depr Cost: 116,476 X 1.143
Estimated T.C.V: 133,132

(16) Porches/Decks

Area	Type
10	CPP
10	CCP (1 Story)
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1132 SF Floor Area = 1132 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,132		
			Total:	135,041	94,529
Other Additions/Adjustments					
Deck					
Treated Wood			160	3,498	2,449
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	12,204
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Porches					
CPP			10	264	185
CCP (1 Story)			10	471	330
			Totals:	166,393	116,476

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 133,132

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-046-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERCHKOF TIMOTHY J & TERES	KERCHKOF TIMOTHY J & TERES	0	09/10/2018	QC	18-LIFE ESTATE	1167:0455	PROPERTY TRANSFER	0.0
		35,000	04/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

129 BRAD'N CRIS DR

Owner's Name/Address

KERCHKOF TIMOTHY J & TERESA A [LE]
28035 ASMUS
ROSEVILLE MI 48066

Tax Description

L-1003 P-773 (L-929P-444&L-379 P-669) 234 LOT 46 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	06/13/2008	PB08-0146	COMPLETE
FOUNDATION/CRAWL	07/31/2007	PB07-0243	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/04/2011	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	820	75	4,047
D/W/P: 5in Ren. Conc.	8.94	65	99	575
Total Estimated Land Improvements True Cash Value =				4,622

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	171,900	207,900			67,024C
2024	19,500	168,800	188,300			65,009C
2023	22,500	149,100	171,600			61,914C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2007	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1704 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
X	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 1,704
Total Base New : 340,228 E.C.F.
Total Depr Cost: 289,191 X 1.143
Estimated T.C.V: 330,545

(16) Porches/Decks

Area	Type
144	CCP (1 Story)
72	CPP

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 200
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2007
(11) Heating System: Heat Pump
Ground Area = 1704 SF Floor Area = 1704 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,704		
			Total:	294,234	250,097
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	6,832	5,807
Porches					
CCP (1 Story)			144	5,059	4,300
CPP			72	1,947	1,655
Garages					
Class: C Exterior: Brick Foundation: 18 Inch (Unfinished)					
Base Cost			400	21,344	18,142
Storage Over Garage			200	2,748	2,336
Common Wall: 1 Wall			1	-3,082	-2,620
Water/Sewer					
Public Sewer			1	1,914	1,627
Water Well, 150 Feet			1	9,232	7,847
			Totals:	340,228	289,191

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 330,545

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-047-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUTTS DONNA L ESTATE	CANNON KIMARIE	0	10/26/2020	OTH	21-NOT USED/OTHER	1174:1420	PROPERTY TRANSFER	0.0

Property Address

131 BRAD'N CRIS DR

Owner's Name/Address

CANNON KIMARIE
131 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-585 P-327 234 LOT 47 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	148	75	730
D/W/P: Asphalt Paving	3.10	616	70	1,337
Total Estimated Land Improvements True Cash Value =				2,067

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	82,100	118,100			57,391C
2024	19,500	80,700	100,200			55,666C
2023	22,500	70,800	93,300			53,016C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1086 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,086
Total Base New : 176,749 E.C.F.
Total Depr Cost: 137,865 X 1.143
Estimated T.C.V: 157,580

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
160	Treated Wood
60	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 324
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1086 SF Floor Area = 1086 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,086		
			Total:	139,257	108,621
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,108	2,424
Porches					
CCP (1 Story)			48	1,455	1,135
Deck					
Treated Wood			160	3,578	2,791
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			324	15,134	11,805
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Breezeways					
Frame Wall			60	4,129	3,221
			Totals:	176,749	137,865

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 157,580

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-048-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOZZI DENISE A	SANDELL CHRISTIN C & COLTC	170,000	04/22/2021	WD	20-MULTI PARCEL SALE REF	1176:1498	PROPERTY TRANSFER	100.0
BOZZI GENEVIEVE G	BOZZI DENISE A	0	02/28/2018	OTH	07-DEATH CERTIFICATE	1176:1497	OTHER	0.0
BOZZI GENEVIEVE G	BOZZI GENEVIEVE G [LE] &	0	10/13/2004	QC	18-LIFE ESTATE	1014:2424	DEED	0.0

Property Address

BRAD'N CRIS DR

Owner's Name/Address

SANDELL CHRISTIN C & COLTON CARI H
13588 FOREST HILL RD
GRAND LEDGE MI 48837

Tax Description

L-1014 P-2424 (L-552 P-358) 234 LOT 48 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	67.00	150.00	1.0000	1.0000	1200	100		80,400
67 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	80,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	64	50	497
Fencing: Wd, Split, 3 Rail	17.16	104	50	892
Total Estimated Land Improvements True Cash Value =				1,389

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,200	700	40,900			21,937C
2024	21,800	700	22,500			21,278C
2023	25,100	700	25,800			20,265C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-049-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOZZI DENISE A	SANDELL CHRISTIN C & COLTC	170,000	04/22/2021	WD	19-MULTI PARCEL ARM'S LEN	1176:1498	PROPERTY TRANSFER	100.0
BOZZI GENEVIEVE G	BOZZI DENISE A	0	02/28/2018	OTH	07-DEATH CERTIFICATE	1176:1497	OTHER	0.0
BOZZI GENEVIEVE G	BOZZI GENEVIEVE G [LE] &	0	10/13/2004	QC	18-LIFE ESTATE	1014:2424	DEED	0.0

Property Address

137 BRAD N CRIS DR

Owner's Name/Address

SANDELL CHRISTIN C & COLTON CARI H
13588 FOREST HILL RD
GRAND LEDGE MI 48837

Tax Description

234 L-1014 P-2424 LOTS 49 & 50 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	187.00	100.00	1.0000	0.8165	1200	100		183,222
187 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	183,222

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1790	50	2,586
Wood Frame	24.89	120	54	1,613
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				5,348

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	91,600	58,400	150,000			101,240C
2024	49,600	57,200	106,800			98,196C
2023	57,300	50,200	107,500			93,520C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1152 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 1,152
Total Base New : 156,817 E.C.F.
Total Depr Cost: 94,604 X 1.143
Estimated T.C.V: 108,132

(16) Porches/Decks

Area	Type
200	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,152			
			Total:	129,079	77,447	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	18,628	11,177	
Common Wall: 1 Wall			1	-2,045	-1,227	
Water/Sewer						
Public Sewer			1	1,326	796	
Water Well, 150 Feet			1	8,359	5,015	
Porches						
4in Concrete			200	1,470	1,396	*9
			Totals:	156,817	94,604	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 108,132

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-051-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOZZI GENEVIEVE G ETAL	SANDELL CHRISTIN C & COLTC	170,000	04/22/2021	WD	20-MULTI PARCEL SALE REF	1176:1498	PROPERTY TRANSFER	100.0
BOZZI GENEVIEVE G	BOZZI DENISE A	0	02/28/2018	OTH	07-DEATH CERTIFICATE	1176:1497	OTHER	0.0
BOZZI GENEVIEVE G	BOZZI GENEVIEVE G [LE] &	0	10/13/2004	QC	18-LIFE ESTATE	1014:2424	DEED	0.0

Property Address

BRAD N CRIS DR

Owner's Name/Address

SANDELL CHRISTIN C & COLTON CARI H
13588 FOREST HILL RD
GRAND LEDGE MI 48837

Tax Description

L-1014 P-2424 (L-280 P-491) 234 LOT 51
OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	75.00	150.00	1.0000	1.0000	1200	100		90,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	128	50	994
Total Estimated Land Improvements True Cash Value =				994

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	45,000	500	45,500			24,552C
2024	24,400	500	24,900			23,814C
2023	28,100	500	28,600			22,680C

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Parcel Number: 72006-462-052-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS ROBIN	FOX ROGER & ST JOHN DEBRA	46,000	05/04/2021	WD	03-ARM'S LENGTH	1176:1882	PROPERTY TRANSFER	100.0
HOUGHTON FLOYD J	WILLIAMS ROBIN	26,500	04/27/2020	WD	03-ARM'S LENGTH	1172:1316	PROPERTY TRANSFER	100.0
HOUGHTON JUANITA C		0	04/02/2020	OTH	07-DEATH CERTIFICATE	1172:1315	OTHER	0.0
		20,000	06/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

BRAD'N CRIS DR

Owner's Name/Address

FOX ROGER & ST JOHN DEBRA
405 NORTH DR
WYANDOTTE MI 48192

Tax Description

234 L-886 P-420 LOT 52 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	63.33	120.00	1.0000	0.8944	1200	100		67,976
75 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	67,976

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	34,000	0	34,000			18,527C
2024	18,400	0	18,400			17,970C
2023	21,200	0	21,200			17,115C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-053-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
136 BRAD'N CRIS DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	05/18/2022	PB22-0144	COMPLETE
	P.R.E. 100% 03/05/2021		ROOF	10/16/2017	PB17-0362	COMPLETE
Owner's Name/Address	SA:					
KRAMM JOHN C & CHERYL M 136 BRAD'N CRIS DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	110.00	100.00	1.0000	0.8165	1200	100		107,778
110 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	107,778

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	278	75	1,372
Total Estimated Land Improvements True Cash Value =				1,372

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit PB22-0144, Issued 05/18/2022: 12 x 15 = 180 total sq ft covered porch -plan approved with corrections; LAKE TOWNSHIP LAND USE PERMIT #4484;ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 5/4/22
Work Description for Permit PB17-0362, Issued 10/16/2017: REROOF

Tax Description

L-696 P-671-673 234 136 BRAD-N-CRIS LOT 53 OAK RIDGE 2ND ADD.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	53,900	69,500	123,400			67,179C
2024	29,200	68,200	97,400			65,160C
2023	33,700	59,800	93,500			62,058C

Who	When	What
QT	11/03/2022	INSPECTED
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1152 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,152
Total Base New : 174,241 E.C.F.
Total Depr Cost: 116,925 X 1.143
Estimated T.C.V: 133,645

(16) Porches/Decks

Area	Type
18	CPP
180	WSEP (1 Story)
8	Treated Wood
92	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,152			
			Total:	151,422	98,425	
Other Additions/Adjustments						
Porches						
WSEP (1 Story)			180	9,412	8,941	*9
CPP			18	503	327	
Deck						
Treated Wood			92	2,451	2,328	*9
Treated Wood			8	365	347	*9
Water/Sewer						
Public Sewer			1	1,494	971	
Water Well, 150 Feet			1	8,594	5,586	
			Totals:	174,241	116,925	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 133,645

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-054-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
BRAD'N CRIS DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 03/03/2023					
Owner's Name/Address	SA:					
KRAMM JOHN C & CHERYL M 136 BRAD'N CRIS DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	75.00	150.00	1.0000	1.0000	1200	100		90,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	646	75	1,502
D/W/P: 3.5 Concrete	6.58	170	75	839
Total Estimated Land Improvements True Cash Value =				2,341

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-696 P-671-673 234 136 BRAD-N-CRIS LOT 54 OAK RIDGE 2ND ADD.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	45,000	14,800	59,800			29,066C
2024	24,400	14,500	38,900			28,193C
2023	28,100	13,200	41,300			26,851C

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 0
Total Base New : 30,368 E.C.F.
Total Depr Cost: 23,576 X 1.143
Estimated T.C.V: 26,947

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			728	26,368	19,776	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	30,368	23,576	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 26,947

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-055-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLDANI ANTHONY L TRUST	FOSTER MATTHEW	179,000	10/29/2020	WD	20-MULTI PARCEL SALE REF	1174:1404	PROPERTY TRANSFER	100.0
OLDANI TERESA J		0	10/18/2016	OTH	07-DEATH CERTIFICATE	1174:1376	OTHER	0.0
OLDANI ANTHONY L & TERESA	OLDANNI ANTHONY L TRUST	0	08/26/2016	QC	09-FAMILY	1159-2562	PROPERTY TRANSFER	0.0

Property Address

BRAD'N CRIS DR

Owner's Name/Address

FOSTER MATTHEW
130 BRAD N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-777 P-117 234 LOT 55 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/29/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	72.00	150.00	1.0000	1.0000	1200	100		86,400
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	86,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	74	351
D/W/P: 3.5 Concrete	6.58	374	74	1,821
Total Estimated Land Improvements True Cash Value =				2,172

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	43,200	9,100	52,300			29,000C
2024	23,400	9,000	32,400			28,129C
2023	27,000	8,000	35,000			26,790C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 38
Floor Area: 0
Total Base New : 22,285 E.C.F.
Total Depr Cost: 13,817 X 1.143
Estimated T.C.V: 15,793

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	13,817
			Totals:	22,285	13,817

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 15,793

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-056-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLDANI ANTHONY L TRUST	FOSTER MATTHEW	179,000	10/29/2020	WD	19-MULTI PARCEL ARM'S LEN	1174:1404	PROPERTY TRANSFER	100.0
OLDANI TERESA J		0	10/18/2016	OTH	07-DEATH CERTIFICATE	1174:1376	OTHER	0.0
OLDANI ANTHONY L & TERESA	OLDANI ANTHONY L TRUST	0	08/26/2016	QC	09-FAMILY	1159-2583	PROPERTY TRANSFER	0.0

Property Address

130 BRAD'N CRIS DR

Owner's Name/Address

FOSTER MATTHEW
130 BRAD N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-777 P-118 LOT 56 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/29/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	01/05/2024	PB22-0051A	COMPLETE
Res. Add/Alter/Repair	04/01/2022	PB22-0051	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	11/03/2022	INSPECTED
QT	12/04/2020	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	64.00	150.00	1.0000	1.0000	1200	100		76,800
64 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	76,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	371	68	1,554
D/W/P: Patio Blocks	14.27	169	51	1,230
Total Estimated Land Improvements True Cash Value =				2,784

Work Description for Permit PB22-0051A, Issued 01/05/2024: PERMIT EXTENSION FOR FINAL INSPECTION
Work Description for Permit PB22-0051, Issued 04/01/2022: 14 x 17 = 245 SQUARE FEET COVERED PORCH. (SEE CORRECTIONS ON DRAWING). LAKE TOWNSHIP LAND USE DATED 3/28/22 #004476. ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 4/1/2022

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	38,400	76,500	114,900			75,271C
2024	20,800	74,300	95,100			73,008C
2023	24,000	65,200	89,200			69,532C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 875 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 1,315
Total Base New : 181,209 E.C.F.
Total Depr Cost: 127,842 X 1.143
Estimated T.C.V: 146,123

(16) Porches/Decks

Area	Type
252	WSEP (1 Story)
56	CCP (1 Story)
126	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1315 SF Floor Area = 1315 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	875			
1 Story	Siding	Slab	440			
			Total:	147,784	101,972	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,663	
Porches						
WSEP (1 Story)			252	10,796	10,256	*9
CCP (1 Story)			56	1,530	1,056	
Water/Sewer						
Public Sewer			1	1,326	915	
Water Well, 150 Feet			1	8,359	5,768	
Breezeways						
Frame Wall			126	7,554	5,212	
			Totals:	181,209	127,842	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 146,123

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-057-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARECI SALVATORE F & CAROL	MARECI CAROL A	0	10/28/2016	WD	18-LIFE ESTATE	1160-1707	PROPERTY TRANSFER	0.0

Property Address

128 BRAD'N CRIS DR

Owner's Name/Address

MARECI CAROL A
128 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-590 P-46 L-599 P-304 234 LOT 57 - SLY 35 FT OF LOT 58 OAK RIDGE 2ND ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	100.00	150.00	1.0000	1.0000	1200	100		120,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	120,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	618	60	2,284
D/W/P: Asphalt Paving	2.89	324	50	468
Total Estimated Land Improvements True Cash Value =				2,752

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	60,000	73,900	133,900			64,491C
2024	32,500	72,400	104,900			62,552C
2023	37,500	63,700	101,200			59,574C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1196 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,196
Total Base New : 199,364 E.C.F.
Total Depr Cost: 123,607 X 1.143
Estimated T.C.V: 141,283

(16) Porches/Decks

Area	Type
70	Treated Wood
16	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 396
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1196 SF Floor Area = 1196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,196		
			Total:	137,670	85,356
Other Additions/Adjustments					
Deck					
Treated Wood			70	2,067	1,282
Balcony					
Wood Balcony			16	594	368
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	13,003
Storage Over Garage			396	5,441	3,373
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	18,235	11,306
Water/Sewer					
Public Sewer			1	1,326	822
Water Well, 150 Feet			1	8,359	5,183
Fireplaces					
Interior 1 Story			1	4,700	2,914
			Totals:	199,364	123,607

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 141,283

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-058-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLEIN DONALD A [LE]	KLEIN DAVID A	0	07/09/2017	OTH	07-DEATH CERTIFICATE	1168:1115	DEED	0.0
KLEIN DONALD A	KLEIN DONALD A [LE]	0	12/07/2016	QC	18-LIFE ESTATE	1161:461	PROPERTY TRANSFER	0.0

Property Address

124 BRAD'N CRIS DR

Owner's Name/Address

KLEIN DAVID A
9568 KLAIS RD
CLARKSTON MI 48348

Tax Description

L-591 P-527 234 124 BRAD N CRIS LOT 58 EXC SLY 35FT & LOT 59 OAK RIDGE 2ND ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

MH 11/13/2017 INSPECTED
DMG 05/13/2010 INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	95.00	150.00	1.0000	1.0000	1200	100		114,000
95 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	114,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1200	63	4,974
D/W/P: 4in Ren. Conc.	8.18	232	86	1,632
Wood Frame	33.69	72	46	1,116
Total Estimated Land Improvements True Cash Value =				7,722

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	57,000	92,500	149,500			61,282C
2024	30,900	90,600	121,500			59,440C
2023	35,600	79,900	115,500			56,610C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1548 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,548
Total Base New : 222,054 E.C.F.
Total Depr Cost: 150,998 X 1.143
Estimated T.C.V: 172,591

(16) Porches/Decks

Area	Type
184	CGEP (1 Story)
70	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1548 SF Floor Area = 1548 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,548		
			Total:	171,324	116,500
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,625
Porches					
CGEP (1 Story)			184	10,407	7,077
CCP (1 Story)			70	1,876	1,276
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	23,270	15,824
Common Wall: 1.5 Wall			1	-3,068	-2,086
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Interior 1 Story			1	4,700	3,196
			Totals:	222,054	150,998

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 172,591

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-060-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		65,000	06/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

BRAD'N CRIS DR

Owner's Name/Address

DRAGER RICKEY H & MELVA J
903 EDISON RD
SAGINAW MI 48604

Tax Description

L-1008 P-1803 (L-591 P-527) 234 LOT 60 OAKRIDGE 2ND ADD

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	70.00	150.00	1.0000	1.0000	1200	100		84,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	84,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,000	0	42,000			19,762C
2024	22,800	0	22,800			19,168C
2023	26,300	0	26,300			18,256C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-061-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREER DOUGLAS R & THERESA	OLIVER DONALD & ELIDA	99,900	07/21/2016	WD	03-ARM'S LENGTH	1159-1579	PROPERTY TRANSFER	100.0
		137,000	02/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

120 BRAD'N CRIS DR

Owner's Name/Address

OLIVER DONALD & ELIDA
120 BRAD N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-1040 P-1190 (L-803 P-614) 234 LOT 61
OAK RIDGE 2ND ADD. 120 BRAD 'N CRIS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/21/2016

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	920	71	1,888
D/W/P: 3.5 Concrete	6.16	294	71	1,286
Total Estimated Land Improvements True Cash Value =				3,174

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	41,900	77,900			46,194C
2024	19,500	41,000	60,500			44,806C
2023	22,500	35,800	58,300			42,673C

Who	When	What
MH	11/13/2017	INSPECTED
DMG	05/13/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 672
Total Base New : 115,529 E.C.F.
Total Depr Cost: 68,162 X 1.143
Estimated T.C.V: 77,909

(16) Porches/Decks

Area	Type
24	CPP
294	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	83,340	49,171
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	11,677
Common Wall: 1 Wall			1	-2,045	-1,207
Water/Sewer					
Public Sewer			1	1,326	782
Water Well, 150 Feet			1	8,359	4,932
Porches					
CPP			24	633	373
Deck					
w/Roof (Roof portion)			294	4,125	2,434
			Totals:	115,529	68,162

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 77,909

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-062-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TIGNER MELISSA & DANIEL	SKIDMORE CARMEN	142,000	10/31/2016	WD	03-ARM'S LENGTH	1160-1574	PROPERTY TRANSFER	100.0
MCINTOSH MELISSA M	TIGNER, MELISSA & DANIEL	0	08/19/2009	QC	21-NOT USED/OTHER	1086/1414	OTHER	0.0
		174,250	08/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
118 BRAD'N CRIS DR

Owner's Name/Address
SKIDMORE CARMEN
4501 MAPLE CREEK DR
GRAND BLANC MI 48439

Tax Description
L-1032 P-568 (L-1003P-286&L-791 P-500)
234 LOT 62 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	670	50	1,038
D/W/P: 5in Ren. Conc.	8.94	189	99	1,673
D/W/P: Brick on Sand	18.02	186	75	2,514
Wood Frame	37.85	48	75	1,363
Total Estimated Land Improvements True Cash Value =				6,588

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	84,800	120,800			65,966C
2024	19,500	83,400	102,900			63,983C
2023	22,500	73,300	95,800			60,937C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1040 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 23
Floor Area: 1,040
Total Base New : 179,945 E.C.F.
Total Depr Cost: 138,561 X 1.143
Estimated T.C.V: 158,375

(16) Porches/Decks

Area	Type
156	CSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,040		
			Total:	144,885	111,566
Other Additions/Adjustments					
Porches					
CSEP (1 Story)			156	6,875	5,294
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			504	20,316	15,643
Common Wall: 1 Wall			1	-2,219	-1,709
Water/Sewer					
Public Sewer			1	1,494	1,150
Water Well, 150 Feet			1	8,594	6,617
			Totals:	179,945	138,561

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 158,375

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-063-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAMIREZ CHRISTOPHER & KRIS	VENZKE DAVID & JAMIE	115,000	09/28/2018	WD	03-ARM'S LENGTH	1167:0794	PROPERTY TRANSFER	100.0
LESLIE CARL L & RUTH L	RAMIREZ CHRISTOPHER & KRIS	78,000	05/26/2016	WD	08-ESTATE	1159-0308	PROPERTY TRANSFER	100.0
		65,000	05/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

116 BRAD'N CRIS DR

Owner's Name/Address

VENZKE DAVID & JAMIE
116 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-694 P-535 234 LOT 63 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/27/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
MH	11/13/2017	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	528	75	2,439
D/W/P: 5in Ren. Conc.	7.99	246	99	1,946
Fencing: Wire Mesh, #9	3.74	240	50	449
Fencing: Gates, Mesh, 3'	382.72	2	50	382
Total Estimated Land Improvements True Cash Value =				5,216

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	76,200	112,200			75,602C
2024	19,500	74,800	94,300			73,329C
2023	22,500	65,800	88,300			69,838C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,200
Total Base New : 198,502 E.C.F.
Total Depr Cost: 125,576 X 1.143
Estimated T.C.V: 143,533

(16) Porches/Decks

Area	Type
56	Treated Wood
335	Treated Wood
255	Treated Wood
72	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,200			
			Total:	138,068	85,602	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,596	1,610	
Deck						
Treated Wood			56	1,838	1,140	
Treated Wood			335	5,682	4,887	*8
Treated Wood			255	4,746	4,082	*8
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	18,628	11,549	
Common Wall: 1 Wall			1	-2,045	-1,268	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			384	14,988	9,293	
Water/Sewer						
Public Sewer			1	1,326	822	
Water Well, 150 Feet			1	8,359	5,183	
Breezeways						
Frame Wall			72	4,316	2,676	
			Totals:	198,502	125,576	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 143,533

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-064-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VASHER DAVID & DIANA L	GLUGLA, CHRISTOPHER & KARE	95,000	12/30/2011	WD	21-NOT USED/OTHER	1111/1872	OTHER	100.0
		99,750	09/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

114 BRAD'N CRIS DR

Owner's Name/Address

GLUGLA CHRISTOPHER P & KAREN
48710 LAFAYETTE
MACOMB MI 48044

Tax Description

(L-951 P-2297&L-827 P-49&L-587 P-20) 234 L-964P-1448-1452(L-956P-2563-2564)LOT 64 & PART OF LOT 65 BEG AT SE COR OFLOT TH N15DEG01'W 25FT TH NWLY TO PT ON W LOT LN 30FT FROM SW COR TH SLY TO SW COR TH N77DEG38'E 73.2FT TO POB OAK RIDGE 2ND ADD 114 BRAD'N CRIS DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	85.00	150.00	1.0000	1.0000	1200	100		102,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1154	75	5,695
Wood Frame	27.00	144	75	2,916
Total Estimated Land Improvements True Cash Value =				8,611

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	89,200	140,200			71,316C
2024	27,600	87,300	114,900			69,172C
2023	31,900	76,900	108,800			65,879C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1312 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,312
Total Base New : 221,474 E.C.F.
Total Depr Cost: 143,958 X 1.143
Estimated T.C.V: 164,544

(16) Porches/Decks

Area	Type
54	Treated Wood
54	Treated Wood
240	Treated Wood
84	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1312 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,312		
			Total:	164,469	106,905
Other Additions/Adjustments					
Exterior					
Stone Veneer			212	8,048	5,231
Plumbing					
3 Fixture Bath			1	4,646	3,020
Deck					
Treated Wood			54	1,841	1,197
Treated Wood			54	1,841	1,197
Treated Wood			240	4,670	3,035
w/Roof (Roof portion)			84	1,574	1,023
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,485
Common Wall: 1.5 Wall			1	-3,326	-2,162
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Interior 1 Story			1	5,338	3,470
			Totals:	221,474	143,958

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 164,544

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-065-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZASZCZURYNSKI STANLEY &BON	ZASZCZURYNSKI STANLEY M &	0	11/25/2016	QC	20-MULTI PARCEL SALE REF	1160-2187	PROPERTY TRANSFER	50.0
ZASZCZURYNSKI STANLEY &BON	ZASZCZURYNSKI STANLEY M &	0	11/25/2016	QC	20-MULTI PARCEL SALE REF	1160-2187	PROPERTY TRANSFER	50.0
		149,000	06/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

110 BRAD'N CRIS DR

Owner's Name/Address

ZASZCZURYNSKI STANLEY M & BONNIE M
8207 PHEASANT RIDGE LN
BROOKLYN MI 49230

Tax Description

(L-1029P-1212-1213&L-782 P-464) 234 L-1041 P-357 LOT 65 EXC BEG AT SE COR TH N15DEG01'W ON LOT LN 25 FT TH NWLY TO W LOT LN 30FT FROM SW COR TH SLY ON LOT LN TO SW COR TH N77DEG38'E 73.2 FT TO POB - LOT 66 OAK RIDGE 2ND ADD 110 BRAD'N CRIS DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	04/23/2019	PB19-0066	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	94.00	150.00	1.0000	1.0000	1200	100		112,800
94 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	112,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	489	75	2,413
Total Estimated Land Improvements True Cash Value =				2,413

Work Description for Permit PB19-0066, Issued 04/23/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	56,400	58,100	114,500			63,933C
2024	30,600	56,900	87,500			62,011C
2023	35,300	49,900	85,200			59,059C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 792 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 792
Total Base New : 152,834 E.C.F.
Total Depr Cost: 96,285 X 1.143
Estimated T.C.V: 110,054

(16) Porches/Decks

Area	Type
152	CCP (1 Story)
224	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	792		
			Total:	105,038	66,174
Other Additions/Adjustments					
Porches					
CCP (1 Story)			152	4,124	2,598
CGEP (1 Story)			224	13,500	8,505
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	19,752	12,444
Common Wall: 1 Wall			1	-2,219	-1,398
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Wood Stove			1	2,551	1,607
			Totals:	152,834	96,285

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 110,054

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-067-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZASZCZURYNSKI STANLEY &BON	ZASZCZURYNSKI STANLEY M &	0	11/25/2016	QC	20-MULTI PARCEL SALE REF	1160-2187	PROPERTY TRANSFER	50.0

Property Address

BRAD'N CRIS DR

Owner's Name/Address

ZASZCZURYNSKI STANLEY M & BONNIE M
8207 PHEASANT RIDGE LN
BROOKLYN MI 49230

Tax Description

(L-1029P-1212-1213&L-782 P-464) 234
L-1041 P-357 LOT 67 OAK RIDGE 2ND ADD 110
BRAD'N CRIS DR

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	14.88	130	50	967
Total Estimated Land Improvements True Cash Value =				967

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	500	36,500			17,023C
2024	19,500	500	20,000			16,512C
2023	22,500	500	23,000			15,726C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-462-068-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUBOIS HERMAN R & JEAN A	DOWNS ROBERT S JR & CYNTHI	159,000	08/09/2018	WD	03-ARM'S LENGTH	1166:2183	PROPERTY TRANSFER	100.0
		57,000	07/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

108 BRAD'N CRIS DR

Owner's Name/Address

DOWNS ROBERT S JR & CYNTHIA L
108 BRAD'N CRIS DR
HOUGHTON LAKE MI 48629

Tax Description

L-958 P-2667 (L-948P-855&L-730P-348) 234 LOT 68 OAK RIDGE 2ND ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/09/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/13/2010	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	70.00	150.00	1.0000	1.0000	1200	100		84,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	84,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	20	25	82
D/W/P: 3.5 Concrete	6.58	669	75	3,301
D/W/P: Asphalt Paving	3.10	1623	50	2,515
Total Estimated Land Improvements True Cash Value =				5,898

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,000	102,400	144,400			101,796C
2024	22,800	99,100	121,900			98,736C
2023	26,300	87,100	113,400			94,035C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 7
Floor Area:
Total Base New : 199,670 E.C.F.
Total Depr Cost: 165,727 X 1.143
Estimated T.C.V: 189,426

(16) Porches/Decks

Area	Type
381	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1782 SF Floor Area = 1782 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1782		
			Total:	143,621	119,205
Other Additions/Adjustments					
42" frost-free footings, foundation			186	11,995	9,956
Plumbing					
3 Fixture Bath			1	3,921	3,254
Deck					
Treated Wood			381	6,702	5,563
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	18,497
Water/Sewer					
Public Sewer			1	1,914	1,589
Water Well, 150 Feet			1	9,232	7,663
			Totals:	199,670	165,727

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 189,426

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-069-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON CORTNEY L	LEHMAN JERALD R & SANDRA I	0	06/20/2017	QC	21-NOT USED/OTHER	1162:2395	PROPERTY TRANSFER	0.0

Property Address

BRADFORD DR

Owner's Name/Address

LEHMAN JERALD R & SANDRA L
1197 DUNDEE CT
CANTON MI 48188

Tax Description

L-989 P-809 (L-659 P-361) 234 4718
BRADFORD 48629 LOTS 69 & 70 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/19/2010	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	141.00	100.00	0.8127	0.9221	200	100		21,134
141 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	21,134

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	180	25	699
D/W/P: Asphalt Paving	2.89	1826	50	2,638
Total Estimated Land Improvements True Cash Value =				3,337

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,600	1,700	12,300			4,219C
2024	7,900	1,700	9,600			4,093C
2023	7,900	1,600	9,500			3,899C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-071-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COFFEY WILLIAM E & MARY L	COMBS CRAIG LC	15,000	02/27/2012	LC	21-NOT USED/OTHER	1112/1546	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
4706 BRADFORD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
COMBS CRAIG 4706 BRADFORD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	16	26	120
Wood Frame	21.56	240	76	3,932
Total Estimated Land Improvements True Cash Value =				4,052

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-599 P-14 234 LOT 71 OAK RIDGE 3

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	7,000	12,800			6,070C
2024	4,300	6,400	10,700			5,888C
2023	4,300	5,600	9,900			5,608C

Who	When	What
QT	05/31/2022	INSPECTED
DMG	05/10/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 23
Floor Area:
Total Base New : 62,108 E.C.F.
Total Depr Cost: 11,800 X 0.813
Estimated T.C.V: 9,593

(16) Porches/Decks

Area	Type
16	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/50/100/100/19
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	47,172	8,963
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,771	336
Plumbing					
3 Fixture Bath			1	2,726	518
Water/Sewer					
Public Sewer			1	1,326	252
Water Well, 150 Feet			1	8,359	1,588
Porches					
CCP (1 Story)			16	754	143
			Totals:	62,108	11,800

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 9,593

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-072-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COFFEY WILLIAM E & MARY L	COMBS, CRAIG	15,000	02/27/2012	LC	21-NOT USED/OTHER	1112/1546	OTHER	100.0

Property Address

BRADFORD DR

Owner's Name/Address

COMBS CRAIG
4706 BRADFORD
HOUGHTON LAKE MI 48629

Tax Description

L-623 P-168 234 LOT 72 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	50.00	0.9642	0.8027	200	100		9,288
60 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,288

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,600	0	4,600			1,821C
2024	3,500	0	3,500			1,767C
2023	3,500	0	3,500			1,683C

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-073-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
BRADFORD DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SCITURRO JOSEPH & SCITURRO BILL V 18608 BITTERSWEET ST FRASER MI 48026	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	65.00	50.00	0.9489	0.8027	200	100		9,902
65 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,902

Tax Description
L-621 P-304 234 LOT 73 OAK RIDGE 3.

Comments/Influences

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			1,949C
2024	3,700	0	3,700			1,891C
2023	3,700	0	3,700			1,801C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-074-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	AMED RENTAL LLC	3,000	09/06/2023	QC	13-GOVERNMENT	1185:0714	DEED	100.0
MCKEE JEREMY	COUNTY OF ROSCOMMON	0	02/14/2023	OTH	10-FORECLOSURE	1184:567	DEED	0.0
ROSCOMMON COUNTY TREASURER	MCKEE JEREMY	100	10/13/2015	QC	10-FORECLOSURE	1154-1435	PROPERTY TRANSFER	100.0
FLASKA MARILYN MARIE	ROSCOMMON COUNTY TREASURER	0	02/03/2015	AFF	10-FORECLOSURE	1149-1512	PROPERTY TRANSFER	0.0

Property Address

BRADFORD DR

Owner's Name/Address

AMED RENTAL LLC
650 DUNKS RD
UNION CITY MI 49094

Tax Description

L-731 P-484 234 LOT 74 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	65.00	50.00	0.9489	0.8027	200	100		9,902
65 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,902

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			3,814C
2024	3,700	0	3,700			3,700S
2023	3,700	0	3,700			1,834C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-075-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	D'ANNA HEIDI E	3,600	09/27/2022	QC	13-GOVERNMENT	1182:1208	DEED	100.0
MCKEE JEREMY D	COUNTY OF ROSCOMMON	0	05/11/2022	OTH	10-FORECLOSURE	1181:223	OTHER	0.0
ROSCOMMON COUNTY TREASURER	MCKEE JEREMY D	100	10/13/2015	QC	10-FORECLOSURE	1154-1436	PROPERTY TRANSFER	100.0
FLASKA MARILYN MARIE	ROSCOMMON COUNTY TREASURER	0	02/03/2015	AFF	10-FORECLOSURE	1149-1513	PROPERTY TRANSFER	0.0

Property Address

BRADFORD DR

Owner's Name/Address

D'ANNA HEIDI E
6695 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-731 P-484 234 LOT 75 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	95.00	50.00	0.8795	0.8027	200	100		13,415
95 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	13,415

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,700	0	6,700			5,155C
2024	5,000	0	5,000			5,000S
2023	5,000	0	5,000	5,000M		5,000S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-076-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	D'ANNA HEIDI E	3,600	09/27/2022	QC	13-GOVERNMENT	1182:1208	DEED	100.0
MCKEE JEREMY D	COUNTY OF ROSCOMMON	0	05/11/2022	OTH	10-FORECLOSURE	1181:224	OTHER	0.0
ROSCOMMON COUNTY TREASURER	MCKEE JEREMY D	100	10/13/2015	QC	10-FORECLOSURE	1154-1437	PROPERTY TRANSFER	100.0
FLASKA MARILYN MARIE	ROSCOMMON COUNTY TREASURER	0	02/03/2015	AFF	10-FORECLOSURE	1149-1514	PROPERTY TRANSFER	0.0

Property Address

BRADFORD DR

Owner's Name/Address

D'ANNA HEIDI E
6695 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-731 P-485 234 LOT 76 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	70.00	50.00	0.9349	0.8027	200	100		10,507
70 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	10,507

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,300	0	5,300			4,020C
2024	3,900	0	3,900			3,900S
2023	3,900	0	3,900	3,900M		3,900S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-077-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	D'ANNA HEIDI E	3,600	09/27/2022	QC	13-GOVERNMENT	1182:1208	DEED	100.0
MCKEE JEREMY D	COUNTY OF ROSCOMMON	0	05/11/2022	OTH	10-FORECLOSURE	1181:225	OTHER	0.0
ROSCOMMON COUNTY TREASURER	MCKEE JEREMY D	100	10/13/2015	QC	10-FORECLOSURE	1154-1438	PROPERTY TRANSFER	100.0
FLASKA MARILYN MARIE	ROSCOMMON COUNTY TREASUREI	0	02/03/2015	AFF	10-FORECLOSURE	1149-1515	PROPERTY TRANSFER	0.0

Property Address

BRADFORD DR

Owner's Name/Address

D'ANNA HEIDI E
6695 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-731 P-485 234 LOT 77 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	65.00	50.00	0.9489	0.8027	200	100		9,902
65 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,902

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			3,814C
2024	3,700	0	3,700			3,700S
2023	3,700	0	3,700	3,700M		3,700S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-463-078-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	D'ANNA HEIDI E	3,600	09/27/2022	QC	13-GOVERNMENT	1182:1208	DEED	100.0
MCKEE JEREMY D	COUNTY OF ROSCOMMON	0	05/11/2022	OTH	10-FORECLOSURE	1181:226	OTHER	0.0
ROSCOMMON COUNTY TREASURER	MCKEE JEREMY D	100	10/13/2015	QC	10-FORECLOSURE	1154-1439	PROPERTY TRANSFER	100.0
FLASKA MARILYN MARIE	ROSCOMMON COUNTY TREASURER	0	02/03/2015	AFF	10-FORECLOSURE	1149-1516	PROPERTY TRANSFER	0.0

Property Address

BRADFORD DR

Owner's Name/Address

D'ANNA HEIDI E
6695 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-731 P-485 234 LOT 78 OAK RIDGE 3.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved		Vacant
		X	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/10/2010	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	50.00	0.9642	0.8027	200	100		9,288
60 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,288

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,600	0	4,600			3,608C
2024	3,500	0	3,500			3,500S
2023	3,500	0	3,500	3,500M		3,500S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCGLASHEN LAURA	LAUNSTEIN HOWARD & LEANN	19,000	04/17/2015	QC	21-NOT USED/OTHER	1149-1766	PROPERTY TRANSFER	100.0

Property Address

4750 N RIVER ROAD

Owner's Name/Address

LAUNSTEIN HOWARD & LEANN
4750 N RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

L-1052 P-1398 (L-702P-26) 234 LOT 1 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
HOUSE	06/22/2015	PB15-0142	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	65.00	150.00	1.0000	1.0000	1200	100		78,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	78,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	600	74	2,922
D/W/P: Asphalt Paving	3.10	1530	49	2,324
Wood Frame	23.74	288	94	6,427
Total Estimated Land Improvements True Cash Value =				11,673

Work Description for Permit PB15-0142, Issued 06/22/2015: DEMO HOUSE & 3640 SQ FT 2 STORY HOUSE BOCA MFG HOUSE WITH GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,000	203,500	242,500			135,041C
2024	21,100	200,300	221,400		221,400C	130,981C
2023	24,400	177,200	201,600		201,600C	124,744C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 7
Floor Area: 2,760
Total Base New : 364,433 E.C.F.
Total Depr Cost: 338,925 X 1.143
Estimated T.C.V: 387,391

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
16	WPP
196	Treated Wood
12	Treated Wood
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1680 SF Floor Area = 2760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,080		
1 Story	Siding	Crawl Space	600		
			Total:	312,217	290,364

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	4,321
Water/Sewer			
1000 Gal Septic	1	4,864	4,524
Water Well, 150 Feet	1	8,594	7,992
Porches			
CCP (1 Story)	40	1,261	1,173
WPP	16	848	789
Deck			
Treated Wood	196	4,081	3,795
Treated Wood	12	548	510
Treated Wood	9	411	382
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	840	29,182	27,139
Common Wall: 1 Wall	1	-2,219	-2,064
	Totals:	364,433	338,925

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 387,391

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-002-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON CAROL L	WILSON CAROL REVOCABLE TRU	0	10/02/2017	WD	21-NOT USED/OTHER	1164:1063	PROPERTY TRANSFER	0.0

Property Address
4770 N RIVER ROAD

Owner's Name/Address
WILSON CAROL REVOCABLE TRUST
2471 STONEBROOK DR
DAVISON MI 48423

Tax Description
L-785 P-346 L-1052 P-1399-1400 234 LOTS 2 & 3 THE OLD DAM PP:006-470-002-0000 & 470-003-0000 (06)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	05/05/2023	LU23-4571	COMPLETE
DEMO	04/26/2023	LU22-4565	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	04/29/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	56.00	150.00	1.0000	1.0000	1200	100		67,200
LG PT/N CANAL	64.00	150.00	1.0000	1.0000	1200	100		76,800
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	144,000

Work Description for Permit LU23-4571, Issued 05/05/2023: BUILD NEW BOAT HOUSE, SAME FOOT PRINT.
Work Description for Permit LU22-4565, Issued 04/26/2023: DEMO BOAT HOUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	72,000	85,400	157,400			48,688C
2024	39,000	82,100	121,100			47,225C
2023	45,000	68,800	113,800			42,034C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
2	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 16
Floor Area:
Total Base New : 219,659 E.C.F.
Total Depr Cost: 141,853 X 1.143
Estimated T.C.V: 162,138

(16) Porches/Decks

Area	Type
24	Treated Wood
9	Treated Wood
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1272
% Good: 68
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1782 SF Floor Area = 1782 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1782			
			Total:	143,621	90,480	
Other Additions/Adjustments						
42" frost-free footings, foundation			186	11,995	7,557	
Plumbing						
3 Fixture Bath			1	3,921	2,470	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			286	8,140	7,733	*9
No Concrete Floor			286	-1,593	-1,513	
Class: CD Exterior: Pole (Unfinished)						
Base Cost			1272	27,475	18,683	*6
Water/Sewer						
Public Sewer			1	1,914	1,206	
Water Well, 150 Feet			2	18,464	11,632	
Fireplaces						
Wood Stove			1	3,693	2,327	
Deck						
Treated Wood			24	1,159	730	
Treated Wood			9	435	274	
Treated Wood			9	435	274	
			Totals:	219,659	141,853	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 162,138

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAMAY SANDRA & REED BARBAR	LAMAY, SANDRA & REED BARBA	0	09/27/2011	QC	21-NOT USED/OTHER	1107/2444	OTHER	0.0
		79,900	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4800 N RIVER ROAD

Owner's Name/Address

LAMAY SANDRA & REED BARBARA J &
REED JERRY L
4800 RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

L-1012
P-2024(L-957P-909-911&L-398P-172)234 4800 RIVER RD LOT 4 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/05/2016

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	64.00	150.00	1.0000	1.0000	1200	100		76,800
64 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	76,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	866	68	3,875
Wood Frame/Conc.	35.09	108	73	2,767
Total Estimated Land Improvements True Cash Value =				6,642

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	38,400	33,600	72,000			27,024C
2024	20,800	32,100	52,900			26,212C
2023	24,000	28,000	52,000			24,964C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 21
Floor Area:
Total Base New : 92,521 E.C.F.
Total Depr Cost: 49,038 X 1.143
Estimated T.C.V: 56,050

(16) Porches/Decks

Area	Type
72	Treated Wood
160	Treated Wood
1686	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Wall Furnace
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	700		
			Total:	43,260	22,929
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			128	1,454	771
Plumbing					
3 Fixture Bath			1	3,054	1,619
Water/Sewer					
1000 Gal Septic			1	4,864	2,578
Water Well, 150 Feet			1	8,594	4,555
Deck					
Treated Wood			72	2,140	1,134
Treated Wood			160	3,578	1,896
w/Roof (Roof portion)			1686	25,577	13,556
			Totals:	92,521	49,038

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 56,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		56,000	04/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
4802 N RIVER ROAD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
RASEL RICHARD H & BARBARA A 55590 NOCTURNE SHELBY TOWNSHIP MI 48316	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-751 P-384 234 LOT 5 THE OLD DAM

Comments/Influences

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	150	74	684
D/W/P: 3.5 Concrete	6.16	42	74	192
Wood Frame/Conc.	33.65	88	74	2,191
Total Estimated Land Improvements True Cash Value =				3,067

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	69,800	99,800			50,723C
2024	16,300	68,300	84,600			49,198C
2023	18,800	59,900	78,700			46,856C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 752 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 1,295
Total Base New : 167,797 E.C.F.
Total Depr Cost: 116,048 X 1.143
Estimated T.C.V: 132,642

(16) Porches/Decks

Area	Type
8	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 567
% Good: 71
Storage Area: 0
No Conc. Floor: 524

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 752 SF Floor Area = 1295 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Slab	472			
1 Story	Siding	Slab	280			
0.75 Story	Siding	Overhang	567			
			Total:	131,847	90,976	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,663	
Water/Sewer						
1000 Gal Septic			1	4,550	3,139	
Water Well, 150 Feet			1	8,359	5,768	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			567	19,579	13,901	*7
Common Wall: 1.5 Wall			1	-3,068	-2,178	
No Concrete Floor			524	-3,202	-2,273	
Fireplaces						
Exterior 1 Story			1	5,707	3,938	
Deck						
w/Roof (Roof portion)			8	165	114	
			Totals:	167,797	116,048	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 132,642

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEGWOOD MICHAEL T & JUDY A	HEGWOOD MICHAEL T & JUDY A	0	06/25/2019	QC	18-LIFE ESTATE	1169:2205	PROPERTY TRANSFER	0.0
MARTIN MARY KATHERINE	HEGWOOD MICHAEL T & JUDY A	0	04/02/2019	QC	21-NOT USED/OTHER	1169/34	AGENT	0.0
GOUGEON LINDA S	HEGWOOD MICHAEL T & JUDY A	0	03/25/2019	QC	21-NOT USED/OTHER	1169:2210	DEED	0.0
GOUGEON THEODORE E ESTATE	GOUGEON LINDA S (HIS WIFE)	0	02/06/2019	OTH	06-COURT JUDGEMENT	1169/33	AGENT	0.0

Property Address

4832 N RIVER ROAD

Owner's Name/Address

HEGWOOD MICHAEL T & JUDY A [LE]
82 RIVIERA TERRACE
WATERFORD MI 48328

Tax Description

L-451 P-458 234 LOT 6 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	88	3,296
Total Estimated Land Improvements True Cash Value =				3,296

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	23,800	53,800			23,496C
2024	16,300	23,400	39,700			22,790C
2023	18,800	19,500	38,300			21,705C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
	Insulation		

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 16
Floor Area:
Total Base New : 62,358 E.C.F.
Total Depr Cost: 37,125 X 1.143
Estimated T.C.V: 42,434

(16) Porches/Decks

Area	Type
336	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 288
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	576			
Expando			33			
			Total:	35,771	20,032	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			126	1,395	781	
Plumbing						
3 Fixture Bath			1	2,726	1,527	
Water/Sewer						
1000 Gal Septic			1	4,550	2,548	
Water Well, 150 Feet			1	8,359	4,681	
Deck						
Treated Wood			336	5,692	4,155	*7
Carports						
Aluminum			288	3,865	3,401	*8
			Totals:	62,358	37,125	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 42,434

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN RONALD R & BOBBI J	KROHN MICHAEL F	112,000	07/16/2018	WD	19-MULTI PARCEL ARM'S LEN	1166:1384	PROPERTY TRANSFER	100.0
MARTIN RONALD R		0	08/16/2012	OTH	07-DEATH CERTIFICATE	1166:1383	OTHER	0.0
		81,000	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
4842 RIVER ROAD

Owner's Name/Address
KROHN MICHAEL F
4842 RIVER RD
HOUGHTON LAKE MI 48629

Tax Description
L-1016 P-1634 (L-882P-627&L-603P-194) 234 LOT 7 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 03/16/2022
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED
RG	01/01/2000	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	360	49	510
D/W/P: Patio Blocks	14.27	100	74	1,056
Wood Frame	31.19	64	49	978
Total Estimated Land Improvements True Cash Value =				2,544

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	68,100	98,100			60,362C
2024	16,300	66,600	82,900			58,548C
2023	18,800	58,400	77,200			55,760C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1148 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,148
Total Base New : 166,960 E.C.F.
Total Depr Cost: 113,533 X 1.143
Estimated T.C.V: 129,768

(16) Porches/Decks

Area	Type
100	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 288
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1148 SF Floor Area = 1148 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,148		
			Total:	132,905	90,376
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,625
Water/Sewer					
1000 Gal Septic			1	4,550	3,094
Water Well, 150 Feet			1	8,359	5,684
Porches					
WGEP (1 Story)			100	8,833	6,006
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			288	12,537	8,525
Common Wall: 2 Wall			1	-4,084	-2,777
			Totals:	166,960	113,533

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 129,768

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARTIN RONALD R & BOBBI J	KROHN MICHAEL F	112,000	07/16/2018	WD	20-MULTI PARCEL SALE REF	1166:1384	PROPERTY TRANSFER	100.0
MARTIN RONALD R		0	08/16/2012	OTH	07-DEATH CERTIFICATE	1166:1383	OTHER	0.0
MARTIN RONALD R	MARTIN, RONALD & BOBBIE	0	05/21/2012	OTH	21-NOT USED/OTHER	1115/188	OTHER	0.0

Property Address

4850 RIVER ROAD

Owner's Name/Address

KROHN MICHAEL F
4842 RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

L-926 P-671 (L-695 P-202-203)234 LOT 8 & S 1/2 OF LOT 9 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/16/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	11/04/2013	13271	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	75.00	150.00	1.0000	1.0000	1200	100		90,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	90,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	45,000	0	45,000			21,191C
2024	24,400	0	24,400			20,554C
2023	28,100	0	28,100			19,576C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSE KERRY L	ROSE KERRY L & ROSE GREGOR	0	03/13/2024	QC	21-NOT USED/OTHER	1186:1406	DEED	0.0
ROSE JERRY D		0	01/09/2024	OTH	07-DEATH CERTIFICATE	1186:1405	OTHER	0.0
ROSE GRACIA D		0	04/13/2017	OTH	07-DEATH CERTIFICATE	1168:2566	OTHER	0.0
ROSE KERRY L & KEVIN L	ROSE JERRY D & GRACIA D &	0	07/18/2005	QC	21-NOT USED/OTHER	1030:507	OTHER	0.0

Property Address

4880 RIVER ROAD

Owner's Name/Address

ROSE KERRY L & ROSE GREGORY
4880 RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

L-1030 P-507 (L-777 P-666) 234 N 1/2 OF LOT 9 & LOT 10 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/02/2002

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	75.00	150.00	1.0000	1.0000	1200	100		90,000
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	90,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	35	69	159
Fencing: Wire Mesh, #11	3.26	130	49	208
Wood Frame	26.33	160	74	3,118
Total Estimated Land Improvements True Cash Value =				3,485

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	45,000	53,500	98,500			39,613C
2024	24,400	52,400	76,800			38,422C
2023	28,100	46,000	74,100			36,593C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1030 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 36
Floor Area: 1,030
Total Base New : 137,614 E.C.F.
Total Depr Cost: 88,073 X 1.143
Estimated T.C.V: 100,667

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1030 SF Floor Area = 1030 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,030		
			Total:	108,174	69,232
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,728
Water Well, 150 Feet			1	8,124	5,199
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	13,928	8,914
Common Wall: 1 Wall			1	-1,844	-1,180
Fireplaces					
Exterior 1 Story			1	4,969	3,180
			Totals:	137,614	88,073

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 100,667

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
4892 N RIVER ROAD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BROWN RANDY & CAROLYN 1989 EVERGREEN TRL JACKSON MI 49204	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	94.00	150.00	1.0000	1.0000	1200	100		112,800
94 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	112,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	24	25	161
D/W/P: 3.5 Concrete	5.78	1388	50	4,011
D/W/P: Asphalt Paving	2.69	252	25	169
Total Estimated Land Improvements True Cash Value =				4,341

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-979 P-2655 (L-645 P-661) 234 4892 RIVER RDLOTS 11 & 12 THE OLD DAM

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	56,400	39,200	95,600			43,813C
2024	30,600	37,300	67,900			42,496C
2023	35,300	32,800	68,100			40,473C

Who	When	What
QT	04/29/2021	INSPECTED
DMG	09/14/2009	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 23
Floor Area:
Total Base New : 83,464 E.C.F.
Total Depr Cost: 38,204 X 1.143
Estimated T.C.V: 43,667

(16) Porches/Decks

Area	Type
112	WCP (1 Story)
28	WCP (1 Story)
248	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 69
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home RANCH Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	924			
			Total:	42,886	16,298	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			160	1,726	656	
Plumbing						
3 Fixture Bath			1	2,371	901	
Porches						
WCP (1 Story)			112	3,854	2,659	*6
WCP (1 Story)			28	1,702	647	
Deck						
Treated Wood			248	4,553	1,730	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	17,073	11,780	*6
Water/Sewer						
Public Sewer			1	1,175	446	
Water Well, 150 Feet			1	8,124	3,087	
			Totals:	83,464	38,204	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 43,667

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 312 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 36
Floor Area: 312
Total Base New : 39,339 E.C.F.
Total Depr Cost: 25,178 X 1.143
Estimated T.C.V: 28,778

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 312 SF Floor Area = 312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	312		
			Total:	39,339	25,178

Other Additions/Adjustments

Totals:	39,339	25,178

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 28,778

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STROH PAULINE M ESTATE	MOTOR CITY REHAB LLC	250,000	08/09/2024	WD	03-ARM'S LENGTH	1187:2541	PROPERTY TRANSFER	100.0
US SECRETARY OF HOUSING &	STROH PAULINE M ESTATE	0	04/17/2024	OTH	21-NOT USED/OTHER	1187:139	OTHER	0.0
STROH PAULINE M ESTATE	US SECRETARY OF HOUSING &	174,761	04/05/2024	OTH	10-FORECLOSURE	1186:997	DEED	0.0
STROH PAULINE M		0	07/26/2023	OTH	07-DEATH CERTIFICATE	1187:2539	OTHER	0.0

Property Address

4896 RIVER RD

Owner's Name/Address

MOTOR CITY REHAB LLC
1072 HUNTER CT
MILFORD MI 48381

Tax Description

L-1047 P-2677 (L-694 P-596) 234 LOT 13 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/03/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	43.00	150.00	1.0000	1.0000	265	100		11,395
43 Actual Front Feet, 0.15 Total Acres							Total Est. Land Value =	11,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.19	1176	69	1,777
Wood Frame/Conc.	34.73	81	49	1,378
Wood Frame	26.25	96	87	2,192
Total Estimated Land Improvements True Cash Value =				5,347

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,700	124,900	130,600			130,600S
2024	14,000	110,300	124,300			68,196C
2023	16,100	97,500	113,600			64,949C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
X	A-Frame

X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 432 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 34
Floor Area: 1,764
Total Base New : 313,752 E.C.F.
Total Depr Cost: 209,030 X 1.143
Estimated T.C.V: 238,921

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
32	Treated Wood
28	Roof Cover Onl
416	Treated Wood
336	Treated Wood
96	Wood Balcony
88	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 A-Frame 2 STORY Cls Good Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1764 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	432			
1 Story	Siding	Slab	576			
1 Story	Siding	Overhang	432			
			Total:	228,391	150,740	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,066	
Water/Sewer						
1000 Gal Septic			1	4,864	3,210	
Water Well, 150 Feet			1	8,359	5,517	
Porches						
WGEP (1 Story)			144	12,210	10,012	*8
Deck						
Treated Wood			32	1,404	927	
Treated Wood			416	6,693	4,417	
Treated Wood			336	5,823	3,843	
w/Roof (Roof portion)			28	570	376	
Balcony						
Wood Balcony			96	3,911	2,581	
Wood Balcony			88	3,585	2,366	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			432	18,235	12,035	
Common Wall: 1 Wall			1	-2,219	-1,465	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-014-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WYATT TOM ESTATE	WYATT THOMAS W	0	08/10/2017	QC	08-ESTATE	1163:1232	PROPERTY TRANSFER	0.0
MORTGAGE ELECTRONIC SYSTEM	WYATT, TOM	0	12/22/2008	WD	21-NOT USED/OTHER	1079/1463	OTHER	100.0

Property Address
4920 RIVER ROAD

Owner's Name/Address
WYATT THOMAS W
6560 REID RD
NORTH LEWISBURG OH 43060

Tax Description
L-1079/1463 L-960 P-2504 L-647/297-298 - 234 - LOTS 14 & 15 - THE OLD DAM. SPLIT/COMBINED ON 12/03/2012 FROM 006-470-014-0000, 006-470-015-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 2013
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	06/04/2012	94	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	94.00	150.00	1.0000	1.0000	1200	100		112,800
94 Actual Front Feet, 0.32 Total Acres							Total Est. Land Value =	112,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	40	24	59
Total Estimated Land Improvements True Cash Value =				59

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	56,400	84,100	140,500			90,906C
2024	30,600	82,200	112,800			88,173C
2023	35,300	72,300	107,600			83,975C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1104 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,824
Total Base New : 221,540 E.C.F.
Total Depr Cost: 143,256 X 1.143
Estimated T.C.V: 163,742

(16) Porches/Decks

Area	Type
520	Treated Wood
192	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1104 SF Floor Area = 1824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	768			
2 Story	Siding	Crawl Space	336			
			Total:	184,370	117,998	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,470	
Water/Sewer						
1000 Gal Septic			1	4,550	2,912	
Water Well, 150 Feet			1	8,359	5,350	
Deck						
Treated Wood			520	7,571	5,603	*7
Balcony						
Wood Balcony			192	7,123	5,271	*7
Fireplaces						
Exterior 1 Story			1	5,707	3,652	
			Totals:	221,540	143,256	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 163,742

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
4946 N RIVER ROAD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/15/2007					
Owner's Name/Address	SA:					
CASSADY BRUCE D & DEBRA P 4946 N RIVER ROAD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	97.00	150.00	1.0000	1.0000	1200	100		116,400
97 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	116,400

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-975 P-1988 (L-827 P-455) 234 LOTS 16 & 17 THE OLD DAM

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	58,200	131,200	189,400			108,138C
2024	31,500	127,300	158,800			104,887C
2023	36,400	111,900	148,300			99,893C

Who	When	What
QT	04/29/2021	INSPECTED
DMG	09/14/2009	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Very Good
Effec. Age: 5
Floor Area:
Total Base New : 241,698 E.C.F.
Total Depr Cost: 217,528 X 1.143
Estimated T.C.V: 248,635

(16) Porches/Decks

Area	Type
627	Composite
40	Composite
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 550
% Good: 0
Storage Area: 0
No Conc. Floor: 550

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Very Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 2280 SF Floor Area = 2280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	2280		
			Total:	185,087	166,579
Other Additions/Adjustments					
42" frost-free footings, foundation			212	14,138	12,724
Plumbing					
3 Fixture Bath			1	4,468	4,021
Water/Sewer					
1000 Gal Septic			1	6,114	5,503
Water Well, 150 Feet			1	9,669	8,702
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			550	12,397	11,157
No Concrete Floor			550	-3,064	-2,758
Deck					
Composite			627	10,521	9,469
Composite			40	1,766	1,589
Treated Wood			12	602	542
			Totals:	241,698	217,528

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 248,635

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON PATRICIA A	THAYER DANIEL R & DONNA M	110,000	09/01/2021	WD	16-LC PAYOFF	1178:503	DEED	0.0
NELSON ROBERT L & PATRICIA	THAYER, DANIEL RAY	110,000	10/11/2011	LC	21-NOT USED/OTHER	1108/1458	OTHER	100.0

Property Address

4960 RIVER ROAD

Owner's Name/Address

THAYER DANIEL R & DONNA M
4960 N RIVER ROAD
HOUGHTON LAKE MI 48629

Tax Description

L-661 P-155 234 4960 N RIVER RD 48629 LOT 18 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/11/2011

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	110	24	435
D/W/P: 3.5 Concrete	6.58	782	74	3,808
Total Estimated Land Improvements True Cash Value =				4,243

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	93,500	123,500			63,497C
2024	16,300	91,400	107,700			61,588C
2023	18,800	80,500	99,300			58,656C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1380 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,380
Total Base New : 246,248 E.C.F.
Total Depr Cost: 155,136 X 1.143
Estimated T.C.V: 177,320

(16) Porches/Decks

Area	Type
216	WSEP (1 Story)
120	WCP (1 Story)
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 390
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1380 SF Floor Area = 1380 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,380		
			Total:	182,822	115,178
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,927
Porches					
WSEP (1 Story)			216	10,798	6,803
WCP (1 Story)			120	5,521	3,478
Deck					
Treated Wood			40	1,598	1,007
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			780	27,635	17,410
Storage Over Garage			390	5,359	3,376
Common Wall: 1 Wall			1	-2,219	-1,398
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
			Totals:	246,248	155,136

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 177,320

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

4972 N RIVER ROAD

Owner's Name/Address

SCHAFFER LINDA E & GERALD O
2500 LONDON DR
TROY MI 48085

Tax Description

L-739 P-464 234 LOT 19 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	03/17/2022	PB22-0032	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	63.00	150.00	1.0000	1.0000	1200	100		75,600
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	75,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.00	144	74	2,877
Wood Frame	32.82	77	49	1,238
Total Estimated Land Improvements True Cash Value =				4,115

Work Description for Permit PB22-0032, Issued 03/17/2022: DEMOLISH 20 X 12 = 240 TOTAL SQ FT BOAT HOUSE LAKE TOWNSHIP LAND USE PERMIT #4472; ROSCOMMON COUNTY SOIL EROSION PERMIT NOT REQUIRED PER REX WOLFSEN; MI DEPT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE) PERMIT #WRP032095 v. 1 ISSUED JAN 11, 2022 (EXPIRES JAN 11, 2027) TO REMOVE EXISTING WOOD SEAWALL AND REPLACE* *PER ERIN EMMINGTON (989-619-8519) AT EGLE, NEEDS AMENDMENT FOR DEMO OF BOATHOU

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	37,800	92,400	130,200			69,991C
2024	20,500	90,500	111,000			67,887C
2023	23,600	79,600	103,200			64,655C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,344
Total Base New : 207,200 E.C.F.
Total Depr Cost: 153,328 X 1.143
Estimated T.C.V: 175,254

(16) Porches/Decks

Area	Type
280	CCP (1 Story)
156	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,344		
			Total:	178,609	132,171
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,438
Water/Sewer					
1000 Gal Septic			1	4,864	3,599
Water Well, 150 Feet			1	8,594	6,360
Porches					
CCP (1 Story)			280	6,969	5,157
Deck					
Treated Wood			156	3,518	2,603
			Totals:	207,200	153,328

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 175,254

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOELTZEL DURNELL G	HOETZEL DURNELL & HOETZEL	0	11/16/2011	QC	21-NOT USED/OTHER	1109/1746	OTHER	0.0
		50,000	08/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4990 RIVER ROAD

Owner's Name/Address

HOELTZEL DURNELL & HOELTZEL DUSTIN
& HOELTZEL COURTNEY
4990 RIVER ROAD
HOUGHTON LAKE MI 48629

Tax Description

L-894 P-87 (L-702 P-413) 234 LOTS 20, 23, 24, 25 THE OLD DAM 4990 RIVER RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/26/2007

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	06/25/2007	PB07-0180	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	200.00	100.00	1.0000	0.8165	1200	100		195,959
200 Actual Front Feet, 0.46 Total Acres							Total Est. Land Value =	195,959

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	22.66	72	74	1,208
Fencing: Gates, Wood/SqFt	15.29	56	74	633
D/W/P: 3.5 Concrete	6.16	2049	74	9,340
Wood Frame	23.41	160	74	2,772
Total Estimated Land Improvements True Cash Value =				13,953

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	98,000	95,200	193,200			65,677C
2024	53,100	94,500	147,600			63,703C
2023	61,200	84,000	145,200			60,670C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 3060 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 62
Floor Area: 3,060
Total Base New : 335,996 E.C.F.
Total Depr Cost: 152,957 X 1.143
Estimated T.C.V: 174,830

(16) Porches/Decks

Area	Type
30	CPP
102	CCP (1 Story)
150	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 180
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 3060 SF Floor Area = 3060 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	852			
1 Story	Siding	Slab	1,152			
1 Story	Siding	Slab	1,056			
			Total:	296,115	133,251	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			2	7,720	3,474	
Water/Sewer						
1000 Gal Septic			1	4,550	2,047	
Water Well, 150 Feet			1	8,359	3,762	
Porches						
CPP			30	787	354	
CCP (1 Story)			102	2,616	1,177	
CCP (1 Story)			150	3,726	1,677	
Fireplaces						
Exterior 1 Story			1	5,707	2,568	
Carports						
Aluminum			180	2,416	1,087	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8
			Totals:	335,996	152,957	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 174,830

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENTICI JOSEPH L	TJ CREATIVE CARPENTRY 401K	250,000	09/14/2018	WD	03-ARM'S LENGTH	1167:0523	PROPERTY TRANSFER	100.0

Property Address

8795 SCHOOL ROAD

Owner's Name/Address

TJ CREATIVE CARPENTRY 401K PLAN
FBO ONEILL TERENCE
44389 MANITOU DR
CLINTON TOWNSHIP MI 48038

Tax Description

L-1033 P-1569 (L-548 P-344) 234 8795 SCHOOL RD LOT 21 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	03/20/2023	PB23-0049	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	199.00	50.00	1.0000	0.5774	1200	100		137,871
199 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	137,871

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2276	74	11,082
Fencing: Wire Mesh, #11	3.26	400	49	639
Fencing: Gates, Mesh, 15'	1,208.57	1	49	592
Total Estimated Land Improvements True Cash Value =				12,313

Work Description for Permit PB23-0049, Issued 03/20/2023: REROOF *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED* 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	68,900	179,400	248,300			156,566C
2024	37,300	176,000	213,300			151,859C
2023	43,100	155,900	199,000			144,628C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 31
Floor Area: 2,228
Total Base New : 351,731 E.C.F.
Total Depr Cost: 247,236 X 1.143
Estimated T.C.V: 282,591

(16) Porches/Decks

Area	Type
60	CCP (1 Story)
227	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 360
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 2228 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,144			
1 Story	Siding	Crawl Space	200			
1 Story	Siding	Overhang	312			
			Total:	264,426	182,466	
Other Additions/Adjustments						
Exterior						
Brick Veneer			200	3,438	2,372	
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Water/Sewer						
1000 Gal Septic			1	4,864	3,356	
Water Well, 150 Feet			1	8,594	5,930	
Porches						
CCP (1 Story)			60	1,777	1,226	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	16,267	
Common Wall: 1 Wall			1	-2,219	-1,531	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	18,719	*8
Storage Over Garage			576	7,914	6,648	
Fireplaces						
Prefab 1 Story			1	2,592	1,788	
Deck						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable Hip Flat		Gambrel Mansard Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal		Elec. Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 468
Total Base New : 71,117 E.C.F.
Total Depr Cost: 49,072 X 1.143
Estimated T.C.V: 56,089

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
112	Roof Cover Onl
64	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family GARAGE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 468 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
0.75 Story	Siding	Overhang	624		
			Total:	42,239	29,145
Other Additions/Adjustments					
Porches					
CCP (1 Story)			120	3,324	2,294
Balcony					
Wood Balcony			64	2,607	1,799
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,923	14,437
Deck					
w/Roof (Roof portion)			112	2,024	1,397
			Totals:	71,117	49,072

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 56,089

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
O'NEILL TERENCE	ONEILL TERENCE & JUDY	0	11/03/2023	QC	09-FAMILY	1185:2124	DEED	0.0
WELLMAN JON G &	O'NEILL, TERENCE	96,000	02/18/2011	WD	03-ARM'S LENGTH	1101/1558	OTHER	100.0

Property Address

8825 SCHOOL RD

Owner's Name/Address

ONEILL TERENCE & JUDY
8825 SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description

L-966 P-502 (L-809 P-635) 234 LOT 22 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LG PT/N CANAL	60.00	150.00	1.0000	1.0000	1200	100		72,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	72,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	414	49	586
D/W/P: 3.5 Concrete	6.16	288	49	869
Total Estimated Land Improvements True Cash Value =				1,455

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	36,000	62,600	98,600			60,375C
2024	19,500	61,400	80,900			58,560C
2023	22,500	53,800	76,300			55,772C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1032 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,032
Total Base New : 164,559 E.C.F.
Total Depr Cost: 105,318 X 1.143
Estimated T.C.V: 120,378

(16) Porches/Decks

Area	Type
436	Treated Wood
48	Treated Wood
64	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1032 SF Floor Area = 1032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,032		
			Total:	121,203	77,570
Other Additions/Adjustments					
Deck					
Treated Wood			436	6,745	4,317
Treated Wood			48	1,690	1,082
w/Roof (Roof portion)			64	1,130	723
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	13,783	8,821
Common Wall: 1.5 Wall			1	-3,068	-1,964
Class: D Exterior: Pole (Unfinished)					
Base Cost			480	11,242	7,195
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Fireplaces					
Wood Stove			1	2,149	1,375
			Totals:	164,559	105,318

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 120,378

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHWARTZ JERRY J &	SCHWARTZ, JERRY J.	0	11/08/2007	QC	21-NOT USED/OTHER	1066/266	OTHER	0.0
		42,000	01/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

8889 SCHOOL RD

Owner's Name/Address

SCHWARTZ JERRY J
8889 SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description

L-714 P-605 234 LOT 26 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 06/04/1996
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	06/29/2022	LU22-4514	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/03/2022	INSPECTED
QT	04/30/2021	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	127.00	0.9221	0.9673	200	100		13,379
75 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	13,379

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	130	23	493
Fencing: Wd, Solid, 6 ft.	30.88	88	75	2,038
Fencing: Wd, Solid, 6 ft.	30.88	64	90	1,778
Wood Frame	35.08	64	48	1,078
Wood Frame	28.00	120	48	1,613
Total Estimated Land Improvements True Cash Value =				7,000

Work Description for Permit LU22-4514, Issued 06/29/2022: FENCING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,700	56,100	62,800			33,719C
2024	5,000	51,700	56,700			32,706C
2023	5,200	45,000	50,200			30,292C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 56 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 9
Floor Area:
Total Base New : 156,681 E.C.F.
Total Depr Cost: 122,209 X 0.813
Estimated T.C.V: 99,356

(16) Porches/Decks

Area	Type
401	Treated Wood
24	Treated Wood
28	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1400 SF Floor Area = 1400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1344		
Addition	Siding	Crawl	56		
			Total:	118,653	92,548
Other Additions/Adjustments					
42" frost-free footings, foundation			152	9,802	7,646
Plumbing					
3 Fixture Bath			1	3,921	3,058
Water/Sewer					
1000 Gal Septic			1	5,636	4,396
Water Well, 150 Feet			1	9,232	7,201
Deck					
Treated Wood			401	6,921	5,398
Treated Wood			28	1,357	1,058
Treated Wood			24	1,159	904
			Totals:	156,681	122,209

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 99,356

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON STEPHEN G	ROWAN MARK A	120,000	02/21/2023	LC	03-ARM'S LENGTH	1183:2350	PROPERTY TRANSFER	100.0
JACKSON JENNIFER L	JACKSON STEPHEN G	0	01/23/2019	OTH	06-COURT JUDGEMENT	1168:0703	OTHER	0.0
MARTIN WILLIAM B	JACKSON STEPHEN	0	11/23/2016	QC	21-NOT USED/OTHER	1160-2433	PROPERTY TRANSFER	0.0
MARTIN WILLIAM B	JACKSON STEPHEN	14,500	05/13/2016	SD	10-FORECLOSURE	1160-1908	PROPERTY TRANSFER	100.0

Property Address

8891 SCHOOL ROAD

Owner's Name/Address

ROWAN MARK A
8891 SCHOOL RD
HOUGHTON LAKE MI 48629

Tax Description

(L-952P-1652&L-934P-219&L-757 P-15) 234 L-1035P-985(L-1003P-705&L-996P-497)LOT 27 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/21/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	07/22/2023	LU23-4603	COMPLETE

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	05/11/2023	INSPECTED
QT	04/30/2021	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	130.00	0.9221	0.9718	200	100		13,441
75 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	13,441

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	200	90	5,186
Fencing: Gates, Wood/SqFt	15.29	48	90	661
Fencing: Gates, Wood/SqFt	15.29	24	90	330
D/W/P: 3.5 Concrete	6.16	72	49	218
Wood Frame	31.19	64	49	978
Total Estimated Land Improvements True Cash Value =				7,373

Work Description for Permit LU23-4603, Issued 07/22/2023: FENCING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,700	48,200	54,900			51,550C
2024	5,000	45,000	50,000		50,000A	50,000S
2023	5,200	37,300	42,500		42,500A	28,803C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 972 S.F.
Slab: 448 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,420
Total Base New : 180,164 E.C.F.
Total Depr Cost: 106,297 X 0.813
Estimated T.C.V: 86,419

(16) Porches/Decks

Area	Type
44	WGEP (1 Story)
108	Treated Wood
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1420 SF Floor Area = 1420 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	972		
1 Story	Siding	Slab	448		
			Total:	157,975	93,206
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			44	5,289	3,121
Deck					
Treated Wood			108	2,650	1,563
Treated Wood			240	4,565	2,693
Water/Sewer					
Public Sewer			1	1,326	782
Water Well, 150 Feet			1	8,359	4,932
			Totals:	180,164	106,297

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 86,419

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERANEK THOMAS P & PATRICI	SOUTHERN AMANDA R &SCHMIT2	68,000	08/30/2024	LC	03-ARM'S LENGTH	1188:256	PROPERTY TRANSFER	100.0
BERANEK BETTY M		0	01/22/2015	OTH	07-DEATH CERTIFICATE	1188:239	OTHER	0.0
BERANEK THOMAS P & PATRICI	BERANEK THOMAS P & PATRICI	0	01/28/2013	QC	18-LIFE ESTATE	1124:207	DEED	0.0
		20,000	08/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

8909 SCHOOL RD

Owner's Name/Address

SOUTHERN AMANDA R &SCHMITZER PETE B
11324 RUNNELLS DR
CLIO MI 48420

Tax Description

L-676 P-624-625 234 LOT 28 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/12/2025	PB25-0189	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	181.00	1.0000	1.0383	200	100		10,383
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	10,383

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	28.72	80	49	1,126
Total Estimated Land Improvements True Cash Value =				1,126

Work Description for Permit PB25-0189, Issued 06/12/2025: CRAWL SPACE REPAIR. NO LAND USE REQUIRED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,200	27,100	32,300			32,300S
2024	3,900	21,200	25,100			16,312C
2023	3,800	18,600	22,400			15,536C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 684 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 39
Floor Area: 684
Total Base New : 103,354 E.C.F.
Total Depr Cost: 63,046 X 0.813
Estimated T.C.V: 51,256

(16) Porches/Decks

Area	Type
72	Treated Wood
175	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 684 SF Floor Area = 684 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	684		
			Total:	84,648	51,636
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,775
Water Well, 150 Feet			1	8,359	5,099
Deck					
Treated Wood			72	2,092	1,276
Treated Wood			175	3,705	2,260
			Totals:	103,354	63,046

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 51,256

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
D&C RENTAL LLC	SMITH PETER L	25,000	07/05/2024	WD	03-ARM'S LENGTH	1187:1905	PROPERTY TRANSFER	100.0
HAZARD WINDY	D&C RENTAL LLC	0	05/06/2024	QC	21-NOT USED/OTHER	1187:1904	DEED	100.0
YOUNG DIANA	HAZARD WINDY	0	08/11/2020	QC	21-NOT USED/OTHER	1173:1393	PROPERTY TRANSFER	0.0
ENGLISH LOUIS A ESTATE	YOUNG DIANA	0	08/10/2020	QC	08-ESTATE	1173:1392	PROPERTY TRANSFER	100.0

Property Address

8917 SCHOOL RD

Owner's Name/Address

SMITH PETER L
4229 LYNDN LN
ANN ARBOR MI 48105

Tax Description

L-843 P-472 (L-796 P-154) 234 LOT 29 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	08/10/2023	LU23-4611	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2023	INSPECTED
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	181.00	1.0000	1.0383	200	100		10,383
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	10,383

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	64	91	1,565
Fencing: Gates, Wood/SqFt	14.08	24	91	308
Wood Frame	17.91	424	17	1,291
Wood Frame	27.81	64	17	303
Total Estimated Land Improvements True Cash Value =				3,467

Work Description for Permit LU23-4611, Issued 08/10/2023: FENCE PERMIT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,200	13,000	18,200			18,200S
2024	3,900	14,900	18,800			9,871C
2023	3,800	11,900	15,700			8,449C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
2	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 23
Floor Area:
Total Base New : 70,205 E.C.F.
Total Depr Cost: 27,370 X 0.813
Estimated T.C.V: 22,252

(16) Porches/Decks

Area	Type
64	WGEP (1 Story)
96	WSEP (1 Story)
500	Roof Cover Onl
77	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 500 SF Floor Area = 500 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Comp.Shingle	500		
			Total:	30,151	11,458
Other Additions/Adjustments					
42" frost-free footings, foundation			120	6,080	2,310
Plumbing					
3 Fixture Bath			1	2,371	901
Water/Sewer					
1000 Gal Septic			1	4,263	1,620
Water Well, 150 Feet			1	8,124	3,087
Porches					
WGEP (1 Story)			64	4,975	1,890
WSEP (1 Story)			96	3,221	1,224
Fireplaces					
Wood Stove			2	3,559	1,352
Deck					
w/Roof (Roof portion)			500	6,245	2,373
w/Roof (Roof portion)			77	1,216	1,155
			Totals:	70,205	27,370

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 22,252

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-030-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AYLSWORTH PAUL E	AYLSWORTH PAUL E TRUST	0	09/12/2007	QC	14-INTO/OUT OF TRUST	1065:687	DEED	0.0

Property Address
8929 SCHOOL RD

Owner's Name/Address
AYLSWORTH PAUL E TRUST
9071 MAPLEWOOD DR
CLIO MI 48420

Taxpayer's Name/Address
KOPIN DAVID
PO BOX 597
FLINT MI 48501

Tax Description
L-1051 P-1190 (L-385P-524-525) 234 LOTS 30 & 31 THE OLD DAM SPLIT ON 01/17/2008 FROM 006-470-030-0000, 006-470-031-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	181.00	0.8706	1.0383	200	100		18,078
100 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	18,078

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	50	316
D/W/P: 3.5 Concrete	6.58	48	50	158
Total Estimated Land Improvements True Cash Value =				474

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,000	26,000	35,000			20,546C
2024	6,800	22,400	29,200			19,929C
2023	6,500	20,000	26,500			18,980C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
2007	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 28
Floor Area:
Total Base New : 162,732 E.C.F.
Total Depr Cost: 61,838 X 0.813
Estimated T.C.V: 50,274

(16) Porches/Decks

Area	Type
32	Treated Wood
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 2007
(11) Heating System: Forced Warm Air
Ground Area = 1968 SF Floor Area = 1968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1296		
Tagalong			672		
			Total:	118,028	44,850
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			220	2,499	950
Plumbing					
3 Fixture Bath			2	6,108	2,321
Water/Sewer					
1000 Gal Septic			1	4,864	1,848
Water Well, 150 Feet			1	8,594	3,266
Deck					
Treated Wood			32	1,404	534
Treated Wood			40	1,598	607
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	7,462
			Totals:	162,732	61,838

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 50,274

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEEBE JEFFERY D & SHANNON	BEEBE JEFFERY D & SHANNON	0	10/13/2021	QC	21-NOT USED/OTHER	1178:1664	DEED	0.0
HUSTAD RALPH E & BARBARA D	BEEBE JEFFERY D & SHANNON	40,000	04/25/2008	WD	03-ARM'S LENGTH	1071/2275	OTHER	100.0

Property Address

8939 SCHOOL RD

Owner's Name/Address

BEEBE JEFFERY D & SHANNON M &
NOSTRANT CAROLYN E
407 E CASS ST
SAINT JOHNS MI 48879

Tax Description

L-641 P-130 234 8939 SCHOOL RD 48629 LOTS 32 & 33 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	181.00	0.8706	1.0383	200	100		18,078
100 Actual Front Feet, 0.42 Total Acres							Total Est. Land Value =	18,078

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	12	49	39
Wood Frame	25.91	170	49	2,158
Total Estimated Land Improvements True Cash Value =				2,197

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,000	26,300	35,300			19,128C
2024	6,800	24,500	31,300			18,553C
2023	6,500	21,600	28,100			17,670C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 680
Total Base New : 101,613 E.C.F.
Total Depr Cost: 59,951 X 0.813
Estimated T.C.V: 48,740

(16) Porches/Decks

Area	Type
126	CGEP (1 Story)
250	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	77,017	45,439
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,515
Water Well, 150 Feet			1	8,124	4,793
Porches					
CGEP (1 Story)			126	7,140	4,213
Fireplaces					
Wood Stove			1	1,779	1,050
Deck					
w/Roof (Roof portion)			250	3,290	1,941
			Totals:	101,613	59,951

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 48,740

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHAFFER ALAN & BRENDA	WILSON PAUL	35,500	09/03/2017	WD	16-LC PAYOFF	1163:1616	PROPERTY TRANSFER	0.0
CHANDANAIS, BILL J.	WILSON, PAUL	0	09/23/2009	QC	21-NOT USED/OTHER	1087/339	OTHER	100.0
SCHAFFER ALAN & BRENDA	CHANDANAIS, BILL J.	0	08/22/2007	QC	21-NOT USED/OTHER	1063/968	OTHER	100.0
		35,500	08/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

8949 SCHOOL ROAD

Owner's Name/Address

WILSON PAUL
8949 SCHOOL ROAD
HOUGHTON LAKE MI 48629

Tax Description

(L-994P-541&L-844P-472&L-761 P-686) 234 L-1022P-355 (L-1015 P-2488) LOT 34 THE OLD DAM 8949 SCHOOL RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/08/2012

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	181.00	1.0000	1.0383	200	100		10,383
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	10,383

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	612	90	3,393
Wood Frame	22.22	192	52	2,218
Wood Frame	24.89	120	52	1,553
Total Estimated Land Improvements True Cash Value =				7,164

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,200	24,700	29,900			18,174C
2024	3,900	21,600	25,500			17,628C
2023	3,800	19,100	22,900			16,789C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New : 89,648 E.C.F.
Total Depr Cost: 50,310 X 0.813
Estimated T.C.V: 40,902

(16) Porches/Decks

Area	Type
128	Treated Wood
64	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 81
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 784 SF Floor Area = 784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	784			
			Total:	41,542	19,109	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			140	1,550	713	
Plumbing						
3 Fixture Bath			1	2,726	1,254	
Water/Sewer						
1000 Gal Septic			1	4,550	2,093	
Water Well, 150 Feet			1	8,359	3,845	
Deck						
Treated Wood			128	3,021	1,390	
Treated Wood			64	1,980	911	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			1200	25,920	20,995	*8
			Totals:	89,648	50,310	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 40,902

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		51,900	10/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

8959 SCHOOL ROAD

Owner's Name/Address

SMITH DEBRA L
4111 BREEZEWAY CT
SAINT JOHNS MI 48879

Tax Description

L-809 P-287 234 LOT 35 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	181.00	1.0000	1.0383	200	100		10,383
50 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	10,383

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	60	49	181
Total Estimated Land Improvements True Cash Value =				181

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,200	34,700	39,900			14,993C
2024	3,900	32,300	36,200			14,543C
2023	3,800	28,500	32,300			13,851C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 860 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 860
Total Base New : 129,114 E.C.F.
Total Depr Cost: 82,634 X 0.813
Estimated T.C.V: 67,181

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 860 SF Floor Area = 860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	860		
			Total:	103,445	66,206
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,912
Water Well, 150 Feet			1	8,359	5,350
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	13,783	8,821
Common Wall: 1/2 Wall			1	-1,023	-655
			Totals:	129,114	82,634

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 67,181

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARPENTER, ZALE & LULUBELL	CARPENTER, STEVEN	0	01/17/2012	OTH	21-NOT USED/OTHER	1111/570	OTHER	0.0
FEDERAL HOME LOAN	CARPENTER, ZALE & LULUBELI	16,000	11/05/2010	OTH	10-FORECLOSURE	1098/2017	OTHER	100.0
	FEDERAL HOME LOAN	15,000	06/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4972 DEADSTREAM RD

Owner's Name/Address

CARPENTER STEVEN W & ZALE E &
CARPENTER LULUBELL
4972 N DEADSTREAM ROAD
HOUGHTON LAKE MI 48629

Tax Description

(L-926 P-521&L-898 P-626&L-698 P-589) 234 L-960 P-10 4972 N DEADSTREAM RD LOT 36 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/17/2012

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	182.00	0.9221	1.0394	200	100		14,377
82 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	14,377

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	48	1,210
Metal Prefab	19.01	63	23	276
Total Estimated Land Improvements True Cash Value =				1,486

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,200	50,700	57,900			30,121C
2024	5,400	46,400	51,800			29,216C
2023	4,600	41,100	45,700			27,825C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 13
Floor Area:
Total Base New : 164,885 E.C.F.
Total Depr Cost: 116,079 X 0.813
Estimated T.C.V: 94,372

(16) Porches/Decks

Area	Type
182	Treated Wood
384	Treated Wood
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 68
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1296			
			Total:	112,178	78,525	
Other Additions/Adjustments						
42" frost-free footings, foundation			150	9,674	6,772	
Plumbing						
3 Fixture Bath			1	3,921	2,745	
Water/Sewer						
1000 Gal Septic			1	5,636	3,945	
Water Well, 150 Feet			1	9,232	6,462	
Deck						
Treated Wood			182	4,131	3,222	*7
Treated Wood			384	6,735	5,253	*7
Treated Wood			12	579	452	*7
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			576	12,799	8,703	*6
			Totals:	164,885	116,079	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 94,372

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STADEL JOHN & LENA	STADEL JOHN & LENA [LE]	0	03/01/2024	QC	15-LADY BIRD	1186:1240	DEED	0.0
STADEL LENA	STADEL JOHN & LENA	0	02/29/2024	QC	09-FAMILY	1186:1239	DEED	0.0
VANTYLE NOLA J ESTATE	STADEL LENA	0	07/24/2023	QC	09-FAMILY	1184:2462	DEED	0.0
VANTYLE NOLA J	VANTYLE NOLA J ESTATE	0	12/08/2021	OTH	07-DEATH CERTIFICATE	1184:2460	OTHER	0.0

Property Address

4975 N RIVER ROAD

Owner's Name/Address

STADEL JOHN & LENA [LE]
314 CLEVELAND ST
NASHVILLE MI 49073

Tax Description

L-526 P-14 234 LOT 37 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	08/30/2010	225	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	15	49	45
Wood Frame	24.89	120	49	1,464
Total Estimated Land Improvements True Cash Value =				1,509

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	35,100	40,100			16,394C
2024	3,800	32,600	36,400			15,902C
2023	3,800	28,900	32,700			15,145C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 896 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 896
Total Base New : 138,813 E.C.F.
Total Depr Cost: 81,899 X 0.813
Estimated T.C.V: 66,584

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	896		
			Total:	107,208	63,253
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,684
Water Well, 150 Feet			1	8,359	4,932
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	20,741	12,237
Common Wall: 1 Wall			1	-2,045	-1,207
			Totals:	138,813	81,899

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 66,584

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STADEL JOHN & LENA	STADEL JOHN & LENA [LE]	0	03/01/2024	QC	15-LADY BIRD	1186:1240	DEED	0.0
STADEL LENA	STADEL JOHN & LENA	0	02/29/2024	QC	09-FAMILY	1186:1239	DEED	0.0
VANTYLE NOLA J ESTATE	STADEL LENA	0	07/24/2023	QC	09-FAMILY	1184:2462	DEED	0.0
VANTYLE NOLA J	VANTYLE NOLA J ESTATE	0	12/08/2021	OTH	07-DEATH CERTIFICATE	1184:2460	OTHER	0.0

Property Address

N RIVER RD

Owner's Name/Address

STADEL JOHN & LENA [LE]
314 CLEVELAND ST
NASHVILLE MI 49073

Tax Description

L-886 P-355 (L-526 P-14) 234 LOT 38 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			2,841C
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
4947 N RIVER ROAD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
MESLER ROBERT L & MESLER J L 19554 KEITH AVE GROSSE ILE MI 48138	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	26.88	36	24	232
Total Estimated Land Improvements True Cash Value =				232

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	6,900	11,900			8,149C
2024	3,800	6,400	10,200			7,904C
2023	3,800	5,800	9,600			7,528C

Tax Description

L-429 P-305 234 LOT 39 THE OLD DAM

Comments/Influences

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 230 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 230
Total Base New : 28,947 E.C.F.
Total Depr Cost: 16,500 X 0.813
Estimated T.C.V: 13,415

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 230 SF Floor Area = 230 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	230		
			Total:	28,947	16,500

Other Additions/Adjustments

Totals:	28,947	16,500

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 13,415

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-040-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
4947 N RIVER ROAD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
MESLER ROBERT L & MESLER J L 19554 KEITH AVE GROSSE ILE MI 48138	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	500	48	1,478
D/W/P: 3.5 Concrete	6.16	40	68	167
D/W/P: 3.5 Concrete	6.16	56	68	235
Total Estimated Land Improvements True Cash Value =				1,880

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	23,700	28,700			17,738C
2024	3,800	21,600	25,400			17,205C
2023	3,800	19,000	22,800			16,386C

Tax Description

L-429 P-305 234 LOT 40 THE OLD DAM

Comments/Influences

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

	Forced Warm Air
X	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 16
Floor Area:
Total Base New : 90,362 E.C.F.
Total Depr Cost: 52,773 X 0.813
Estimated T.C.V: 42,904

(16) Porches/Decks

Area	Type
798	Roof Cover Onl
120	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 58
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 798 SF Floor Area = 798 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	798			
			Total:	42,114	23,584	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	2,726	1,527	
Water/Sewer						
1000 Gal Septic			1	4,550	2,548	
Water Well, 150 Feet			1	8,359	4,681	
Deck						
Treated Wood			120	2,880	1,958	*6
Treated Wood			32	1,374	934	*6
w/Roof (Roof portion)			798	10,925	7,429	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	17,434	10,112	*5
			Totals:	90,362	52,773	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 42,904

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-041-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAWALL DONALD A & DONNA J	MANSFIELD BERNADINE	78,000	09/30/2013	WD	03-ARM'S LENGTH	1133/572	OTHER	100.0

Property Address

4919 RIVER ROAD

Owner's Name/Address

MANSFIELD BERNEDINE
4919 N RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

L-1001 P-1763 L-477 P-115 234 LOTS 41-42 & N 1/2 OF LOT 43 THE OLD DAM
PP:006-470-041-0000 & 470-042-0000 (06)

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 09/30/2013
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/03/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	0.8326	1.0000	200	100		12,488
OFF LAKE G3	50.00	150.00	0.8326	1.0000	200	100		8,326
125 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	20,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #11	3.26	600	48	939
Fencing: Gates, Mesh, 3'	409.58	1	48	197
Fencing: Gates, Mesh, 10'	953.43	1	48	457
Wood Frame	28.83	100	48	1,384
Total Estimated Land Improvements True Cash Value =				2,977

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	63,200	73,600			44,923C
2024	7,800	57,700	65,500			43,573C
2023	7,800	51,400	59,200			41,499C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 216 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 17
Floor Area:
Total Base New : 235,775 E.C.F.
Total Depr Cost: 143,825 X 0.813
Estimated T.C.V: 116,930

(16) Porches/Decks

Area	Type
208	WCP (1 Story)
252	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 2064 SF Floor Area = 2064 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1848		
Addition	Siding	Crawl	216		
			Total:	164,515	100,355
Other Additions/Adjustments					
42" frost-free footings, foundation			188	12,124	7,396
Plumbing					
3 Fixture Bath			1	3,921	2,392
Water/Sewer					
1000 Gal Septic			1	5,636	3,438
Water Well, 150 Feet			1	9,232	5,632
Porches					
WCP (1 Story)			208	9,079	5,538
Deck					
Treated Wood			252	5,103	3,113
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	15,961
			Totals:	235,775	143,825

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 116,930

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-044-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VILLARREAL DEBRA S	VILLARREAL DEBRA S [LE]	0	10/17/2024	QC	15-LADY BIRD	1188:1679	PROPERTY TRANSFER	0.0
VILLARREAL ANDREW E		0	07/14/2022	OTH	15-LADY BIRD	1188:1678	OTHER	0.0
		48,000	03/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4901 N RIVER RD

Owner's Name/Address

VILLARREAL DEBRA S [LE]
6380 HARRIET DR
WATERFORD MI 48329

Tax Description

L-876 P-464 (L-623 P-587) 234 4901 RIVER RD LOT 44 AND S 1/2 OF LOT 43 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/03/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	0.9221	1.0000	200	100		13,832
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	13,832

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	144	49	408
D/W/P: 3.5 Concrete	5.78	12	49	34
D/W/P: Asphalt Paving	2.69	610	49	804
Wood Frame	25.61	80	59	1,209
Total Estimated Land Improvements True Cash Value =				2,455

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,900	33,600	40,500			26,078C
2024	5,200	31,300	36,500			25,294C
2023	5,200	27,700	32,900			24,090C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 864
Total Base New : 130,974 E.C.F.
Total Depr Cost: 77,274 X 0.813
Estimated T.C.V: 62,824

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
28	CCP (1 Story)
80	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	96,583	56,983
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,515
Water Well, 150 Feet			1	8,124	4,793
Porches					
CCP (1 Story)			28	796	470
WGEP (1 Story)			80	6,998	4,129
CCP (1 Story)			24	1,059	625
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	14,995	8,847
Common Wall: 1 Wall			1	-1,844	-1,088
			Totals:	130,974	77,274

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 62,824

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-045-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
4889 N RIVER ROAD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KOLP JOSEPH C & PATRICIA A 11349 W PRATT RD WESTPHALIA MI 48894	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	12	59	41
Wood Frame	30.00	48	59	850
Total Estimated Land Improvements True Cash Value =				891

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-778 P-253 234 LOT 45 THE OLD DAM

Comments/Influences

Who	When	What
QT	05/03/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	23,400	28,400			15,461C
2024	3,800	21,700	25,500			14,997C
2023	3,800	19,100	22,900			14,283C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 694 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 694
Total Base New : 92,489 E.C.F.
Total Depr Cost: 54,568 X 0.813
Estimated T.C.V: 44,364

(16) Porches/Decks

Area	Type
25	WCP (1 Story)
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 694 SF Floor Area = 694 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	694		
			Total:	80,607	47,558
Other Additions/Adjustments					
Porches					
WCP (1 Story)			25	1,706	1,007
Water/Sewer					
Public Sewer			1	1,175	693
Water Well, 150 Feet			1	8,124	4,793
Deck					
Treated Wood			20	877	517
			Totals:	92,489	54,568

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 44,364

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-046-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-2	Building Permit(s)	Date	Number	Status
RIVER RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WICKS HAROLD R 2359 COLUMBIA STREET COSTA MESA CA 92626	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/03/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			1,814C
2024	3,800	0	3,800			1,760C
2023	3,800	0	3,800			1,677C

Tax Description

234 L-549 P-362 LOT 46 THE OLD DAM

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-047-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLE SALLY A	COLE SALLY A & SHALLAL TEI	0	10/16/2019	QC	21-NOT USED/OTHER	1171:468	DEED	0.0
COLE BILL		0	05/12/2018	OTH	07-DEATH CERTIFICATE	1169:2250	OTHER	0.0

Property Address
4885 N RIVER ROAD

Owner's Name/Address
COLE SALLY A & SHALLAL TERRI L
8160 NORTH HARRISON
ROSCOMMON MI 48653

Tax Description
L-673 P-688 234 4885 N RIVER RD 48629 LOT 47 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.20	150	24	763
Total Estimated Land Improvements True Cash Value =				763

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	25,600	30,600			15,188C
2024	3,800	23,800	27,600			14,732C
2023	3,800	20,900	24,700			14,031C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 512 S.F.
Slab: 256 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 768
Total Base New : 101,777 E.C.F.
Total Depr Cost: 60,048 X 0.813
Estimated T.C.V: 48,819

(16) Porches/Decks

Area	Type
24	Treated Wood
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	512		
1 Story	Siding	Slab	256		
			Total:	86,806	51,215

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,263	2,515
Water Well, 150 Feet	1	8,124	4,793
Deck			
Treated Wood	40	1,532	904
Treated Wood	24	1,052	621
	Totals:	101,777	60,048

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 48,819

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-048-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LEONARDO BERNICE M ETAL	URSO-FLORES, GEORGANNE & J	0	07/25/2007	QC	21-NOT USED/OTHER	2234/2234	OTHER	0.0
		44,000	08/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4855 N RIVER ROAD

Owner's Name/Address

URSO FLORES GEORGANNE ETAL
11284 IRENE AVE
WARREN MI 48093

Tax Description

L-960 P-1202&1848 (L-811 P-660) 234 4855 RIVER RD LOTS 48 & 49 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1232	48	1,709
D/W/P: 3.5 Concrete	6.16	18	48	53
Wood Frame	21.56	240	73	3,777
Total Estimated Land Improvements True Cash Value =				5,539

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	37,600	46,300			23,929C
2024	6,500	34,500	41,000			23,210C
2023	6,500	30,600	37,100			22,105C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 490 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 16
Floor Area:
Total Base New : 139,526 E.C.F.
Total Depr Cost: 81,291 X 0.813
Estimated T.C.V: 66,090

(16) Porches/Decks

Area	Type
168	WCP (1 Story)
235	Treated Wood
784	Roof Cover Onl
21	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1274 SF Floor Area = 1274 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Plywood	Comp.Shingle	784			
Addition	Siding	Crawl	210			
Addition	Siding	Crawl	280			
		Total:		81,393	45,580	
Other Additions/Adjustments						
42" frost-free footings, foundation			140	7,757	4,344	
Plumbing						
3 Fixture Bath			1	2,726	1,527	
Water/Sewer						
1000 Gal Septic			1	4,550	2,548	
Water Well, 150 Feet			1	8,359	4,681	
Porches						
WCP (1 Story)			168	5,767	4,210	*7
Deck						
Treated Wood			235	4,503	2,522	
Treated Wood			21	939	526	
w/Roof (Roof portion)			784	10,733	6,010	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			576	12,799	9,343	*7
		Totals:		139,526	81,291	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 66,090

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-050-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SUTTLE SANDRA L	MCCARLEY BRIAN K	41,000	04/16/2021	WD	03-ARM'S LENGTH	1176:1297	PROPERTY TRANSFER	100.0
SUTTLE FREDERICK P		0	02/20/2019	OTH	07-DEATH CERTIFICATE	1176:1296	OTHER	0.0

Property Address

4843 N RIVER ROAD

Owner's Name/Address

MCCARLEY BRIAN K
1563 S PASADENA AVE
YPSILANTI MI 48198

Tax Description

234 LOT 50 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	308	49	872
Wood Frame	21.40	144	11	339
Total Estimated Land Improvements True Cash Value =				1,211

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	22,700	27,700			24,573C
2024	3,800	20,900	24,700			23,835C
2023	3,800	18,900	22,700			22,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 912 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 55
Floor Area: 912
Total Base New : 116,408 E.C.F.
Total Depr Cost: 52,383 X 0.813
Estimated T.C.V: 42,588

(16) Porches/Decks

Area	Type
180	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	98,548	44,346
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,918
Water Well, 150 Feet			1	8,124	3,656
Deck					
Treated Wood			180	3,694	1,662
Fireplaces					
Wood Stove			1	1,779	801
			Totals:	116,408	52,383

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 42,588

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-051-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBBINS KATHLEEN J	CASSIDY JOSEPH M	50,000	05/16/2016	WD	16-LC PAYOFF	1159-65	PROPERTY TRANSFER	0.0

Property Address

4803 RIVER RD

Owner's Name/Address

CASSIDY JOSEPH M
4803 RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

1159/65 1154/408-411 1154/347
1149/102 1098/2618 L-253 P-13 234
LOT 51 & LOT 52 & N 10 FT OF E 90 FT OF LOT 53 & N 50 FT OF LOT 70 OLD DAM SUBD. THE OLD DAM. COMBINED ON 12/19/2021 FROM 006-470-052-0000, 006-470-051-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/05/2015
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	08/10/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	0.8541	1.0000	200	100		8,541
OFF LAKE G3	60.00	200.00	0.8541	1.0592	200	100		10,856
110 Actual Front Feet, 0.45 Total Acres							Total Est. Land Value =	19,398

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	522	69	2,219
Fencing: Wire Mesh, #11	3.21	1440	49	2,265
Fencing: Gates, Mesh, 15'	1,081.00	1	49	530
Wood Frame	31.19	64	74	1,477
Total Estimated Land Improvements True Cash Value =				6,491

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,700	48,400	58,100			30,506C
2024	7,300	45,100	52,400			29,589C
2023	7,300	40,100	47,400			28,180C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 972 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,152
Total Base New : 173,658 E.C.F.
Total Depr Cost: 107,668 X 0.813
Estimated T.C.V: 87,534

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 704
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 972 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	720		
1 Story	Siding	Slab	252		
			Total:	124,796	77,374
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,393
Water/Sewer					
1000 Gal Septic			1	4,550	2,821
Water Well, 150 Feet			1	8,359	5,183
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			704	22,894	14,194
Fireplaces					
Exterior 2 Story			1	7,050	4,371
Wood Stove			1	2,149	1,332
			Totals:	173,658	107,668

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 87,534

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-053-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS CHARLES E		0	07/20/2022	OTH	07-DEATH CERTIFICATE	1181:2392	OTHER	0.0
MULL PAMELA S (FKA RICHARD	RICHARDS CHARLES E	0	03/29/2013	QC	21-NOT USED/OTHER	1126/1364	DEED	0.0
RICHARDS CHARLES E	RICHARDS CHARLES E & SHEII	0	02/05/2013	QC	21-NOT USED/OTHER	1125/299	OTHER	0.0
RICHARDS PATRICIA J		0	11/22/1999	OTH	07-DEATH CERTIFICATE	1125:297	OTHER	0.0

Property Address

8900 OLD MEAD RD

Owner's Name/Address

RICHARDS SHEILA A
8900 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-646 P-399 234 8900 MEAD RD 48629 E 90 FT OF LOT 53 EXC TH N 10 FT THEREOFTHE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/15/2007

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	08/10/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	32	24	221
Fencing: Wd, Split, 2 Rail	15.53	20	24	75
D/W/P: 3.5 Concrete	6.16	869	69	3,694
Total Estimated Land Improvements True Cash Value =				3,990

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	71,200	76,200			38,991C
2024	3,800	66,200	70,000			37,819C
2023	3,800	59,100	62,900			36,019C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1152 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 1,824
Total Base New : 224,322 E.C.F.
Total Depr Cost: 165,997 X 0.813
Estimated T.C.V: 134,956

(16) Porches/Decks

Area	Type
20	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
2 Story	Siding	Slab	672		
			Total:	185,998	137,637
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,856
Water/Sewer					
1000 Gal Septic			1	4,550	3,367
Water Well, 150 Feet			1	8,359	6,186
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,923	15,483
Common Wall: 1 Wall			1	-2,045	-1,513
Fireplaces					
Wood Stove			1	2,149	1,590
Porches					
CPP			20	528	391
			Totals:	224,322	165,997

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 134,956

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-053-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CASSIDY JOSEPH M	REMINGTON NICOLE M	26,000	05/09/2016	WD	03-ARM'S LENGTH	1158-2675	PROPERTY TRANSFER	100.0
LUTZ MARCIA J TRUST	CASSIDY JOSEPH M	0	04/28/2015	QC	09-FAMILY	1149-682	PROPERTY TRANSFER	0.0

Property Address

8920 OLD MEAD RD

Owner's Name/Address

REMINGTON NICOLE M
1256 HARBOR COURT
OKEMOS MI 48864

Tax Description

L-517 P-36 234 W 60 FT OF LOT 53 & LOT 70 EXC N 50 FT THEREOF THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	08/10/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	110.00	150.00	0.8541	1.0000	200	100		18,790
110 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	18,790

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	9	49	25
D/W/P: 3.5 Concrete	5.78	140	49	396
Wood Frame	19.81	192	49	1,864
Total Estimated Land Improvements True Cash Value =				2,285

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,400	17,200	26,600			14,157C
2024	7,000	16,100	23,100			13,732C
2023	7,000	14,100	21,100			13,079C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1941	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 450 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 43
Floor Area: 450
Total Base New : 68,131 E.C.F.
Total Depr Cost: 38,835 X 0.813
Estimated T.C.V: 31,573

(16) Porches/Decks

Area	Type
64	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1941
(11) Heating System: Forced Air w/ Ducts
Ground Area = 450 SF Floor Area = 450 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	450		
			Total:	54,711	31,185
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,430
Water Well, 150 Feet			1	8,124	4,631
Deck					
w/Roof (Roof portion)			64	1,033	589
			Totals:	68,131	38,835

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 31,573

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-054-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLORES JOSEPH RUBEN & GEOR	RAUWERDINK LISA M	12,500	07/15/2020	WD	03-ARM'S LENGTH	1173:0519	PROPERTY TRANSFER	100.0
ROSCOMMON COUNTY TREASURER	FLORES JOSEPH RUBEN & GEOF	5,600	09/01/2013	QC	21-NOT USED/OTHER	1131/2246	OTHER	100.0
BROWN CLARK M	ROSCOMMON COUNTY TREASUREF	0	06/19/2013	OTH	21-NOT USED/OTHER	1129/651	OTHER	100.0

Property Address

8901 OLD MEAD RD

Owner's Name/Address

RAUWERDINK LISA M
600 E QUAIL RUN
OAK CREEK WI 53154

Tax Description

L-702 PGS-678-683 234 8901 MEAD RD LOT 54 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	09/12/2022	PB22-0362	COMPLETE
DEMO	01/01/2016	PB16-0327	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	04/29/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	80.00	150.00	0.9103	1.0000	200	100		14,565
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	14,565

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.57	540	95	11,579

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RAIPD/50 S/DECSFPEL	13.50	32	95	410
Total Estimated Land Improvements True Cash Value =				11,989

Work Description for Permit PB22-0362, Issued 09/12/2022: 16 x 32 = 512 TOTAL SQ FT *MUST BE ON STONE OR CONCRETE PAD; LAKE TOWNSHIP LAND USE PERMIT #4537
Work Description for Permit PB16-0327, Issued 01/01/2016: SINGLE FAMILY ATTACHED-DEMO

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,300	6,000	13,300			9,377C
2024	5,500	6,000	11,500			9,096C
2023	5,500	5,600	11,100			8,663C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-055-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON, JOHN & LINDA	WHEELER, JOHN & CHERYL	47,500	06/15/2012	WD	03-ARM'S LENGTH	1116/1335 1116/	OTHER	100.0
SENSOR SHEILA J	THOMPSON, JOHN & LINDA	60,000	10/15/2008	WD	03-ARM'S LENGTH	1077/2536	OTHER	100.0

Property Address

4749 RIVER ROAD

Owner's Name/Address

WHEELER JOHN & CHERYL
8056 BYWATER ST
COMMERCE TOWNSHIP MI 48382

Tax Description

L-715 P-108 234 4749 RIVER RD 48629 LOT 55 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	84.00	150.00	0.9014	1.0000	200	100		15,144
84 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	15,144

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	839	49	2,532
D/W/P: Asphalt Paving	2.89	200	24	139
Fencing: Wire Mesh, #11	3.21	960	49	1,510
Fencing: Gates, Mesh, 3'	382.72	1	49	188
Fencing: Gates, Mesh, 10'	852.71	1	49	418
Wood Frame/Conc.	30.16	144	49	2,128
Total Estimated Land Improvements True Cash Value =				6,915

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,600	51,000	58,600			28,365C
2024	5,700	47,400	53,100			27,513C
2023	5,700	42,300	48,000			26,203C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 884 S.F.
Slab: 506 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 46
Floor Area: 1,611
Total Base New : 210,010 E.C.F.
Total Depr Cost: 113,405 X 0.813
Estimated T.C.V: 92,198

(16) Porches/Decks

Area	Type
150	CCP (1 Story)
248	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1390 SF Floor Area = 1611 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	884		
1 Story	Siding	Slab	170		
1 Story	Siding	Slab	336		
			Total:	170,333	91,980
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,084
Porches					
CCP (1 Story)			150	3,726	2,012
Deck					
Treated Wood			248	4,660	2,516
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	10,687
Common Wall: 1 Wall			1	-2,045	-1,104
Water/Sewer					
Public Sewer			1	1,326	716
Water Well, 150 Feet			1	8,359	4,514
			Totals:	210,010	113,405

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 92,198

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-056-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

8927 OLD MEAD RD

Owner's Name/Address

CHAMBOS ELIZABETH A
129 CHANTICLEER TRAIL
LANSING MI 48917

Tax Description

L-570 P-269 234 LOT 56 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. New Construction	10/28/2024	PB23-0408A	COMPLETE
Res. Modular Home	09/19/2023	PB23-0408	COMPLETE
DEMO	04/22/2019	PB19-0005	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	11/13/2023	INSPECTED
MH	11/06/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame/Conc.	30.16	144	22	955
Total Estimated Land Improvements True Cash Value =				955

Work Description for Permit PB23-0408A, Issued 10/28/2024: RENEWAL OF PERMIT PB23-0408. LAND USE RENEWAL NOT REQUIRED PER KEVIN ROSE, MARKEY TWP.
Work Description for Permit PB23-0408, Issued 09/19/2023: 24 x 48 = 1152 SQUARE FEET DOUBLE WIDE RESIDENCE ON PIERS. EXISTING WELL AND DRIVEWAY. ROSCOMMON COUNTY LAND USE DATED 7/21/23 #004601. ROSCOMMON COUNTY SOIL EROSION DATED 6/29/23. HOUGHTON LAKE SEWER PERMIT DATED 9/13/23 #7934.
Work Description for Permit PB19-0005, Issued 04/22/2019: DEMO 1000 SF DWELLING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	29,600	34,600			29,043C
2024	3,800	50,200	54,000	29,200M		28,170C
2023	3,800	2,000	5,800			3,210C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1984 MOVE	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 15
Floor Area:
Total Base New : 102,416 E.C.F.
Total Depr Cost: 66,571 X 0.813
Estimated T.C.V: 54,122

(16) Porches/Decks

Area	Type
12	Treated Wood
72	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 1984
(11) Heating System: Warm & Cool Air
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1152		
			Total:	87,176	56,665
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Sim. St/Brk			144	2,464	1,602
Deck					
Treated Wood			72	2,140	1,391
Treated Wood			12	548	356
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
			Totals:	102,416	66,571

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 54,122

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-057-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALGER GARY L & KAREN S	ALGER BRANDON M & ALGER PA	0	04/01/2024	QC	21-NOT USED/OTHER	1187:1072	DEED	100.0

Property Address

8953 OLD MEAD RD

Owner's Name/Address

ALGER BRANDON M & ALGER PAIGE N
3028 GENOA AVE SW
CANTON OH 44706

Tax Description

(L-826P-217-218 &L-537P-89) 234 L-1040 P-2587 (L-1019P-1651-1663) LOT 57 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	0	5,000			5,000S
2024	3,800	0	3,800			2,756C
2023	3,800	0	3,800			2,625C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-058-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALGER GARY L & KAREN S	ALGER BRANDON M & ALGER PA	0	04/01/2024	QC	21-NOT USED/OTHER	1187:1072	DEED	100.0

Property Address

8953 OLD MEAD RD

Owner's Name/Address

ALGER BRANDON M & ALGER PAIGE N
3028 GENOA AVE SW
CANTON OH 44706

Tax Description

(L-826 P-217-218 &L-471 P-513) 234 L-1040 P-2587 (L-1019P-1651-1663) LOT 58 & E 10 FT OF LOT 59 THE OLD DAM 8953 MEAD RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	11/29/2012	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	18	49	54
Wood Frame	25.63	100	74	1,897
Total Estimated Land Improvements True Cash Value =				1,951

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	41,400	47,200			47,200S
2024	4,300	38,600	42,900			20,492C
2023	4,300	35,100	39,400			19,517C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 434 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,106
Total Base New : 155,937 E.C.F.
Total Depr Cost: 96,749 X 0.813
Estimated T.C.V: 78,657

(16) Porches/Decks

Area	Type
168	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 260
% Good: 34
Storage Area: 0
No Conc. Floor: 260

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1106 SF Floor Area = 1106 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
1 Story	Siding	Slab	434		
			Total:	127,096	81,343

Other Additions/Adjustments

Water/Sewer				
1000 Gal Septic	1	4,550	2,912	
Water Well, 150 Feet	1	8,359	5,350	
Deck				
Treated Wood	168	3,610	2,310	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	260	11,762	3,999	*3
No Concrete Floor	260	-1,589	-540	
Fireplaces				
Wood Stove	1	2,149	1,375	
	Totals:	155,937	96,749	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 78,657

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-059-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CZARTORYSKI MELANIE & LEMI	POCIUS JEFFREY & VIRGINA	85,000	10/16/2020	WD	03-ARM'S LENGTH	1174:805	PROPERTY TRANSFER	100.0
MIKULA DENNIS & MIKULA MAR	CZARTORYSKI MELANIE & LEMI	69,900	09/18/2020	WD	16-LC PAYOFF	1173:2526	DEED	0.0
MIKULA DENNIS & MARCY	CZARTORYSKI JEREMY & MELAN	69,900	06/22/2020	LC	21-NOT USED/OTHER	1150-2540	PROPERTY TRANSFER	100.0
MIKULA DENNIS & CONNIE	MIKULA, DENNIS & CONNIE &	0	02/10/2011	QC	21-NOT USED/OTHER	1101/1155	OTHER	0.0

Property Address

8979 OLD MEAD RD

Owner's Name/Address

POCIUS JEFFREY & VIRGINA
3060 EVELYN LN
DRYDEN MI 48428-9701

Tax Description

L-1029 P-471 (L-723 P-391) 234 W 40 FT OF LOT 59 & LOT 60 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	90.00	150.00	0.8891	1.0000	200	100		16,004
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	16,004

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	80	25	576
Fencing: Gates, Wood/SqFt	15.29	24	25	92
Fencing: Wire Mesh, #11	3.21	360	50	578
D/W/P: Asphalt Paving	2.89	2013	50	2,909
D/W/P: 3.5 Concrete	6.16	765	87	4,099
Wood Frame	31.19	64	50	998
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				10,401

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	52,000	60,000			48,962C
2024	6,000	48,600	54,600			47,490C
2023	6,000	43,500	49,500			45,229C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 569 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 45
Floor Area: 1,241
Total Base New : 203,443 E.C.F.
Total Depr Cost: 111,893 X 0.813
Estimated T.C.V: 90,969

(16) Porches/Decks

Area	Type
116	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1241 SF Floor Area = 1241 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
1 Story	Siding	Slab	569		
			Total:	144,147	79,281
Other Additions/Adjustments					
Deck					
Treated Wood			116	2,805	1,543
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			896	27,436	15,090
Common Wall: 1/2 Wall			1	-1,023	-563
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			288	12,537	6,895
Water/Sewer					
Public Sewer			1	1,326	729
Water Well, 150 Feet			1	8,359	4,597
Fireplaces					
Exterior 1 Story			1	5,707	3,139
Wood Stove			1	2,149	1,182
			Totals:	203,443	111,893

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 90,969

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-061-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PURDY JERRY A	PURDY JAMES A	100	08/01/2008	WD	09-FAMILY	1075/382	OTHER	100.0

Property Address

8993 OLD MEAD RD

Owner's Name/Address

PURDY JAMES A
1529 JERICHO
JACKSON MI 49203

Tax Description

L-860 P-375 (L-383 P-235) 234 LOT 61 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	14,900	19,900			12,611C
2024	3,800	14,300	18,100			12,232C
2023	3,800	12,200	16,000			11,650C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 560 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 56
Floor Area: 560
Total Base New : 82,879 E.C.F.
Total Depr Cost: 36,662 X 0.813
Estimated T.C.V: 29,806

(16) Porches/Decks

Area	Type
132	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 560 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	560			
			Total:	67,474	30,364	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,263	1,918	
Water Well, 150 Feet			1	8,124	3,656	
Deck						
Treated Wood			132	3,018	724	*2
			Totals:	82,879	36,662	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 29,806

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-062-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEGLER ANDREW F & WENDY M	LUMSDEN SEAN	77,000	03/01/2018	WD	03-ARM'S LENGTH	1165:1039	PROPERTY TRANSFER	100.0
		75,900	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

8995 OLD MEAD RD

Owner's Name/Address

LUMSDEN SEAN
8995 OLD MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-1015 P-2310 (L-251P-440&L-619P-678) 234 LOTS 62 & 63 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/01/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	115.00	150.00	0.8466	1.0000	200	100		19,471
115 Actual Front Feet, 0.40 Total Acres							Total Est. Land Value =	19,471

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	104	49	314
D/W/P: 3.5 Concrete	6.16	6	49	18
D/W/P: 3.5 Concrete	6.16	12	49	36
Wood Frame	28.72	80	49	1,126
Total Estimated Land Improvements True Cash Value =				1,494

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,700	44,000	53,700			39,101C
2024	7,300	40,900	48,200			37,926C
2023	7,300	36,200	43,500			36,120C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 788 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 788
Total Base New : 139,350 E.C.F.
Total Depr Cost: 103,120 X 0.813
Estimated T.C.V: 83,837

(16) Porches/Decks

Area	Type
200	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 788 SF Floor Area = 788 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	788		
			Total:	92,952	68,785
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,856
Water/Sewer					
1000 Gal Septic			1	4,550	3,367
Water Well, 150 Feet			1	8,359	6,186
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	17,535	12,976
Common Wall: 1 Wall			1	-2,045	-1,513
Fireplaces					
Wood Stove			1	2,149	1,590
Breezeways					
Frame Wall			200	11,990	8,873
			Totals:	139,350	103,120

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 83,837

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-064-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLOR KAREN L	LOVELL LUTHER D & LAURA A	82,000	09/08/2022	WD	03-ARM'S LENGTH	1182:739	PROPERTY TRANSFER	100.0
ALLOR ROBERT J SR		0	10/02/2017	OTH	07-DEATH CERTIFICATE	1182:738	OTHER	0.0
		69,900	08/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4810 DEADSTREAM RD

Owner's Name/Address

LOVELL LUTHER D & LAURA A
113 SHAWNEE TRL
PRUDENVILLE MI 48651

Tax Description

L-961 P-803 (L-734 P-105) 234 LOT 64 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	52.00	150.00	0.9922	1.0000	200	100		10,319
52 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	10,319

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	13.76	78	23	247
Fencing: Wd, Solid, 6 ft.	30.88	88	23	625
Fencing: Wd, Split, 2 Rail	16.48	200	23	758
D/W/P: 3.5 Concrete	6.58	186	68	832
D/W/P: Asphalt Paving	3.10	1890	48	2,812
Wood Frame	32.30	80	48	1,240
Total Estimated Land Improvements True Cash Value =				6,514

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,200	43,000	48,200			44,642C
2024	3,900	39,400	43,300			43,300S
2023	3,900	38,500	42,400			42,400S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1984	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 16
Floor Area:
Total Base New : 146,455 E.C.F.
Total Depr Cost: 92,266 X 0.813
Estimated T.C.V: 75,012

(16) Porches/Decks

Area	Type
220	Treated Wood
56	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 900
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 1984
(11) Heating System: Warm & Cool Air
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	1104		
			Total:	86,191	54,300
Other Additions/Adjustments					
42" frost-free footings, foundation			142	8,375	5,276
Skirting, Metal or Vinyl, Vertical			144	1,636	1,031
Plumbing					
3 Fixture Bath			1	3,054	1,924
Deck					
Treated Wood			220	4,413	2,780
Treated Wood			56	1,882	1,186
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			900	30,816	19,414
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
			Totals:	146,455	92,266

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 75,012

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-065-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		40,000	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

8988 OLD MEAD RD

Owner's Name/Address

REEDER JEANNE M & DALE R
23450 LAKEWOOD
CLINTON TOWNSHIP MI 48035

Tax Description

L-857 P-503 (L-839 P-573&L-784 P-541)234 8988 MEAD RD 48629 LOT 65 - W 10 FT OF LOT 66 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	188	49	567
Total Estimated Land Improvements True Cash Value =				567

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	44,800	49,800			29,078C
2024	3,800	41,700	45,500			28,204C
2023	3,800	36,900	40,700			26,861C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 700 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 1,050
Total Base New : 154,414 E.C.F.
Total Depr Cost: 106,546 X 0.813
Estimated T.C.V: 86,622

(16) Porches/Decks

Area	Type
65	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 700 SF Floor Area = 1050 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	700		
			Total:	115,148	79,453
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,139
Water Well, 150 Feet			1	8,359	5,768
Deck					
Treated Wood			65	1,996	1,377
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	16,809
			Totals:	154,414	106,546

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 86,622

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-066-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYONS LAWRENCE & GIBBS BIL	BAUER ALAN A & MICHELLE D	0	10/07/2015	QC	21-NOT USED/OTHER	1154-613	PROPERTY TRANSFER	100.0

Property Address

OLD MEAD RD

Owner's Name/Address

BAUER ALAN A & MICHELLE D
308 N NORTH SHORE DR
LAKE ORION MI 48362

Tax Description

L-303 P-158 234 LOT 66 EXC W 10 FT THEREOF THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	40.00	150.00	1.0456	1.0000	200	100		8,365
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	8,365

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	24	71
Wood Frame	25.19	112	49	1,382
Total Estimated Land Improvements True Cash Value =				1,453

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,200	700	4,900			2,464C
2024	3,100	800	3,900			2,390C
2023	3,100	700	3,800			2,277C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-067-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYONS LAWRENCE & GIBBS BIL	BAUER ALAN A & MICHELLE D	0	10/07/2015	QC	21-NOT USED/OTHER	1154-613	PROPERTY TRANSFER	100.0

Property Address

8960 OLD MEAD RD

Owner's Name/Address

BAUER ALAN A & MICHELLE D
308 N NORTH SHORE DR
LAKE ORION MI 48362

Tax Description

L-303 P-158 234 LOT 67 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	08/25/2017	PB17-0282	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	12	49	34
D/W/P: 3.5 Concrete	5.78	15	49	43
Total Estimated Land Improvements True Cash Value =				77

Work Description for Permit PB17-0282, Issued 08/25/2017: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	13,000	18,000			10,059C
2024	3,800	12,200	16,000			9,757C
2023	3,800	10,600	14,400			9,293C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Composition
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 68
Floor Area: 480
Total Base New : 70,624 E.C.F.
Total Depr Cost: 31,781 X 0.813
Estimated T.C.V: 25,838

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	56,458	25,406
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,918
Water Well, 150 Feet			1	8,124	3,656
Fireplaces					
Wood Stove			1	1,779	801
			Totals:	70,624	31,781

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 25,838

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-470-068-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARSHALL JAMES A & SANDRA	RADY PAUL J	94,500	07/01/2021	WD	03-ARM'S LENGTH	1177:1074	PROPERTY TRANSFER	100.0

Property Address

8950 OLD MEAD RD

Owner's Name/Address

RADY PAUL J
8950 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-620 P-85 234 8950 OLD MEAD RD LOTS 68 & 69 THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/01/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	100.00	150.00	0.8706	1.0000	200	100		17,411
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	17,411

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	164	49	495
Total Estimated Land Improvements True Cash Value =				495

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	50,000	58,700			43,533C
2024	6,500	46,600	53,100			42,225C
2023	6,500	41,400	47,900			40,215C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1099 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 1,099
Total Base New : 167,989 E.C.F.
Total Depr Cost: 119,272 X 0.813
Estimated T.C.V: 96,968

(16) Porches/Decks

Area	Type
90	Treated Wood
110	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1248
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1099 SF Floor Area = 1099 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,099		
			Total:	123,944	88,001
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,230
Water Well, 150 Feet			1	8,359	5,935
Deck					
Treated Wood			90	2,365	1,679
w/Roof (Roof portion)			110	1,814	1,288
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1248	26,957	19,139
			Totals:	167,989	119,272

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 96,968

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-471-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		85,000	04/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4769 FRED CROOKS BLVD

Owner's Name/Address

THRUSHMAN GLENN E &
DENISE R GRZYWACZ
PO BOX 517
HIGGINS LAKE MI 48627

Tax Description

L-1024 P-2293 &L-1017 P-2423L-998 P-2565234 L-751 P-168-9 LOTS 1 & 2 1ST ADD TO THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/19/2006

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/05/2021	INSPECTED
MH	12/06/2018	INSPECTED
DMG	08/10/2011	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	87.00	150.00	1.0000	1.0000	265	100		23,055
87 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	23,055

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	12	24	17
D/W/P: 3.5 Concrete	5.78	48	24	66
Wood Frame	21.99	126	22	610
Wood Frame	25.61	80	22	451
Total Estimated Land Improvements True Cash Value =				1,144

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	11,500	4,400	15,900			6,680C
2024	10,400	4,300	14,700			6,480C
2023	9,800	3,800	13,600			6,172C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
1950	0

Condition: Very Poor

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 60
Floor Area: 0
Total Base New : 18,988 E.C.F.
Total Depr Cost: 6,456 X 1.143
Estimated T.C.V: 7,379

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 34
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 1950
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			660	18,988	6,456	*3
			Totals:	18,988	6,456	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 7,379

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-471-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
4891 FRED CROOKS BLVD

Owner's Name/Address
THRUSHMAN GLENN E & DENISE R GRZYWACZ PO BOX 517 HIGGINS LAKE MI 48627

Tax Description
L-1024 P-2293 & L-1017 P-2423L998 P-2565234 L-751 P-168-9 LOTS 3 & 4 1ST ADD TO THE OLD DAM 4891 FRED CROOKS RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/19/2006

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/05/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/15/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	39.00	150.00	1.0000	1.0000	265	100		10,335
39 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	10,335

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	16	72	76
D/W/P: 3.5 Concrete	6.58	40	72	189
D/W/P: Asphalt Paving	3.10	240	47	350
Total Estimated Land Improvements True Cash Value =				615

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,200	68,000	73,200			30,121C
2024	4,700	64,900	69,600			29,216C
2023	4,400	56,600	61,000			27,825C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 8
Floor Area:
Total Base New : 138,452 E.C.F.
Total Depr Cost: 110,357 X 1.143
Estimated T.C.V: 126,138

(16) Porches/Decks

Area	Type
192	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1040			
			Total:	98,333	78,666	
Other Additions/Adjustments						
42" frost-free footings, foundation			132	8,513	6,810	
Plumbing						
3 Fixture Bath			1	3,921	3,137	
Water/Sewer						
1000 Gal Septic			1	5,636	4,509	
Water Well, 150 Feet			1	9,232	7,386	
Deck						
Treated Wood			192	4,289	3,088	*7
Treated Wood			16	772	556	*7
Block Foundation			528	7,756	6,205	
			Totals:	138,452	110,357	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 126,138

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-471-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZMUDCZYNSKI MARVIN & PAULA	REEVES RICHARD R JR & STEI	62,000	09/29/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:2154	PROPERTY TRANSFER	100.0
ZMUDCZYNSKI MARVIN & PAULA	ZMUDCZYNSKI MARVIN & PAULA	0	03/04/2016	QC	09-FAMILY	1157-2617	PROPERTY TRANSFER	0.0

Property Address

5015 FRED CROOKS BLVD

Owner's Name/Address

REEVES RICHARD R JR & STEPHANIE A
5015 FRED COOKS BLVD
HOUGHTON LAKE MI 48629

Tax Description

L-988 P-767 (L-406 P-127) 234 LOT 5 1ST ADD TO THE OLD DAM 006-003-012-0022 ASSESSED WITH THIS (04

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/18/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/05/2021	INSPECTED
DMG	08/17/2011	INSPECTED
DMG	09/15/2009	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	9	49	27
D/W/P: 3.5 Concrete	6.16	12	49	36
Wood Frame	25.19	112	24	677
Wood Frame	21.38	260	89	4,948
Total Estimated Land Improvements True Cash Value =				5,688

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	58,200	64,800			30,309C
2024	6,000	57,100	63,100			29,398C
2023	5,600	50,100	55,700			27,999C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1116 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,116
Total Base New : 149,357 E.C.F.
Total Depr Cost: 94,094 X 1.143
Estimated T.C.V: 107,549

(16) Porches/Decks

Area	Type
100	Treated Wood
171	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1116 SF Floor Area = 1116 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,116		
			Total:	125,605	79,131
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,866
Water Well, 150 Feet			1	8,359	5,266
Deck					
Treated Wood			100	2,490	1,569
Treated Wood			171	3,653	2,301
Fireplaces					
Interior 1 Story			1	4,700	2,961
			Totals:	149,357	94,094

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 107,549

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-471-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		38,075	06/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

5025 FRED CROOKS BLVD

Owner's Name/Address

THRUSHMAN GLENN E &
DENISE R GRZYWACZ
PO BOX 517
HIGGINS LAKE MI 48627

Tax Description

L-1024 P-2293 & L-1017 P-2427 L-795 P-88234 5025 CROOKS RDLOT 6 1ST ADD TO THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/05/2021	INSPECTED
DMG	08/17/2011	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	55.00	150.00	1.0000	1.0000	265	100		14,575
55 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	14,575

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.27	73	49	81
Wood Frame	28.33	112	49	1,555
Total Estimated Land Improvements True Cash Value =				1,636

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,300	40,700	48,000			20,469C
2024	6,600	40,600	47,200			19,854C
2023	6,200	34,700	40,900			18,909C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 557 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 31
Floor Area: 557
Total Base New : 98,786 E.C.F.
Total Depr Cost: 68,782 X 1.143
Estimated T.C.V: 78,618

(16) Porches/Decks

Area	Type
144	CGEP (1 Story)
20	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 360
% Good: 74
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 557 SF Floor Area = 557 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	557			
			Total:	65,327	45,076	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,263	2,941	
Water Well, 150 Feet			1	8,124	5,606	
Porches						
CGEP (1 Story)			144	7,799	5,381	
CCP (1 Story)			20	882	609	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			360	12,391	9,169	*7
			Totals:	98,786	68,782	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 78,618

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-471-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAUL STEVEN L & PAUL MATTH	PAUL STEVEN L & PAUL MATTH	0	12/21/2023	QC	21-NOT USED/OTHER	1186:170	DEED	0.0
PAUL RICHARD T		0	07/29/2023	OTH	07-DEATH CERTIFICATE	1186:135	OTHER	0.0
ABLING LOUISE ESTATE	PAUL RICHARD T & PAUL MATT	25,000	08/25/2021	WD	03-ARM'S LENGTH	1177:2670	PROPERTY TRANSFER	100.0
ABLING SAMUEL J		0	05/08/2015	OTH	07-DEATH CERTIFICATE	1155:1378	PROPERTY TRANSFER	0.0

Property Address

5053 FRED CROOKS BLVD

Owner's Name/Address

PAUL STEVEN L & PAUL MATTHEW R
41700 HEYENREICH RD
CLINTON TOWNSHIP MI 48038

Tax Description

234 LOTS 7 & 8 1ST ADD TO THE OLD DAM

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	07/08/2019	LU19-4241	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/05/2021	INSPECTED
MH	11/06/2019	INSPECTED
DMG	08/17/2011	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	96.00	150.00	1.0000	1.0000	265	100		25,440
96 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	25,440

Work Description for Permit LU19-4241, Issued 07/08/2019: COURT ORDERED DEMO

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	12,700	0	12,700			8,184C
2024	11,500	0	11,500			7,938C
2023	10,800	0	10,800			7,560C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-472-071-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BENN JAMES F & JO ANN E TR	CASSIDY J MICHAEL	11,000	08/03/2021	WD	32-SPLIT VACANT	1177:1977	PROPERTY TRANSFER	33.6

Property Address

4803 RIVER RD

Owner's Name/Address

CASSIDY JOSEPH M
4803 RIVER RD
HOUGHTON LAKE MI 48629

Tax Description

L-1177 P1977 L-1036 P-1783 L-622 P-379 L-330 P-413 L-481 P-671 234 E 200FT OF LOT 71-LOT 72-LOT 73-LOT 74 2ND ADD TO THE OLD DAM. COMBINED ON 12/19/2021 FROM 006-472-071-0000, 006-472-073-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 08/11/2021
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/10/2011	INSPECTED
DMG	09/15/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	184.80	150.00	0.7699	1.0000	200	100		28,457
OFF LAKE G3	0.00	150.00	0.7699	1.0000	200	100		0
OFF LAKE G3	0.00	150.00	0.7699	1.0000	200	100		0

185 Actual Front Feet, 0.64 Total Acres Total Est. Land Value = 28,457

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #11	3.21	350	49	551
Fencing: Gates, Mesh, 10'	852.71	1	49	418
Wood Frame	34.59	42	24	349
Total Estimated Land Improvements True Cash Value =				1,318

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	14,200	6,300	20,500			9,464C
2024	10,700	5,900	16,600			9,180C
2023	10,700	5,300	16,000			8,743C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 0
Total Base New : 19,791 E.C.F.
Total Depr Cost: 13,656 X 0.813
Estimated T.C.V: 11,102

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	13,656
			Totals:	19,791	13,656

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 11,102

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-472-071-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		86,900	10/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

4826 DEADSTREAM RD

Owner's Name/Address

TEACHOUT GREGORY C
4826 DEADSTREAM RD
HOUGHTON LAKE MI 48629

Tax Description

L-1014 P-2551 (L-950P-1334&L-734P-105)
234 W 175.8 FT OF LOT 71 2ND ADD TO THE OLD DAM.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/12/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
DMG	08/10/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	61.00	150.00	0.9610	1.0000	200	100		11,724
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,724

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	240	48	3,557
D/W/P: Asphalt Paving	3.10	1874	48	2,788
D/W/P: 3.5 Concrete	6.58	240	73	1,153
Total Estimated Land Improvements True Cash Value =				7,498

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	50,400	56,300			31,947C
2024	4,400	46,200	50,600			30,987C
2023	4,400	41,100	45,500			29,512C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 16
Floor Area:
Total Base New : 171,422 E.C.F.
Total Depr Cost: 107,996 X 0.813
Estimated T.C.V: 87,801

(16) Porches/Decks

Area	Type
16	Treated Wood
12	Treated Wood
160	Treated Wood
308	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1104 SF Floor Area = 1104 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1104		
			Total:	109,498	68,983
Other Additions/Adjustments					
42" frost-free footings, foundation			142	9,158	5,770
Plumbing					
3 Fixture Bath			1	3,921	2,470
Water/Sewer					
1000 Gal Septic			1	5,636	3,551
Water Well, 150 Feet			1	9,232	5,816
Deck					
Treated Wood			160	3,790	2,388
Treated Wood			16	772	486
Treated Wood			12	579	365
w/Roof (Roof portion)			308	6,551	4,127
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,040
			Totals:	171,422	107,996

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 87,801

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-472-075-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
N DEADSTREAM RD

Owner's Name/Address
HELLEBUYCK JENNIFER & BUTTCHER CHRISTOPHER 7343 BORDMAN ALMONT MI 48003

Tax Description
L-751 P-302 234 LOTS 75 TO 80 INCL 2ND ADD TO THE OLD DAM.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/30/2021	INSPECTED
DMG	08/18/2011	INSPECTED
DMG	09/14/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	363.33	425.35	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			3.515 Acres		5,914	100		20,788

* denotes lines that do not contribute to the total acreage calculation.

370 Actual Front Feet, 3.52 Total Acres Total Est. Land Value = 20,788

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,400	0	10,400			3,678C
2024	10,900	0	10,900			3,568C
2023	8,300	0	8,300			3,399C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-472-081-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOSS JERRY D		0	08/03/2012	OTH	07-DEATH CERTIFICATE	1160:410	OTHER	0.0

Property Address

4942 N DEADSTREAM RD

Owner's Name/Address

FOSS MARY A
5025 N HICKORY RIDGE
HIGHLAND MI 48357

Tax Description

L-733 P-103 234 4942 N DEADSTREAM ROAD 48629LOT 81 2ND ADD TO THE OLD DAM.

Comments/Influences

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Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
MH	11/13/2017	INSPECTED
DMG	08/18/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	61.00	150.00	0.9610	1.0000	200	100		11,724
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,724

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	29,700	35,600			19,585C
2024	4,400	27,600	32,000			18,997C
2023	4,400	25,400	29,800			18,093C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 648 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 648
Total Base New : 108,998 E.C.F.
Total Depr Cost: 71,051 X 0.813
Estimated T.C.V: 57,765

(16) Porches/Decks

Area	Type
16	CPP

(17) Garage

Year Built: 2016
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 94
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 648 SF Floor Area = 648 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	648			
			Total:	74,457	43,185	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,263	2,473	
Water Well, 150 Feet			1	8,124	4,712	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			960	21,754	20,449	*9
Porches						
CPP			16	400	232	
			Totals:	108,998	71,051	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 57,765

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-472-082-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TILSON GERALD R	CLARK SCOTT & CHARLEEN	79,000	07/03/2024	WD	03-ARM'S LENGTH	1187:1654	PROPERTY TRANSFER	100.0
TILSON LAURA L		0	02/23/2023	OTH	07-DEATH CERTIFICATE	1187:1648	OTHER	0.0
SENSOR FAMILY TRUST	TILSON GERALD R & LAURA L	10,000	08/17/2022	WD	16-LC PAYOFF	1182:276	DEED	0.0
SENSOR FAMILY TRUST	TILSON GERALD R & LAURA L	10,000	07/18/2017	LC	03-ARM'S LENGTH	1163:0138	PROPERTY TRANSFER	100.0

Property Address

4954 N DEADSTREAM RD

Owner's Name/Address

CLARK SCOTT & CHARLEEN
9511 LORETTA LN
SOUTH LYON MI 48178

Tax Description

L-705 P-420 234 LOT 82 2ND ADD TO THE OLD DAM.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
PORCH	12/18/2025	LU24-4727	INSPECT
GARAGE	09/11/2017	PB17-0317	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/10/2023	INSPECTED
MH	12/21/2017	INSPECTED
DMG	08/18/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	61.00	150.00	0.9610	1.0000	200	100		11,724
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,724

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	592	94	3,661
Total Estimated Land Improvements True Cash Value =				3,661

Work Description for Permit LU24-4727, Issued 12/18/2025: 10X7 COVERED PORCH
Work Description for Permit PB17-0317, Issued 09/11/2017: 32X40 1 STY RES GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	13,900	19,800			19,800S
2024	4,400	13,100	17,500			11,203C
2023	4,400	10,700	15,100			10,670C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 30,886 E.C.F.
Total Depr Cost: 29,342 X 0.813
Estimated T.C.V: 23,855

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2017
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Pole (Unfinished)					
Base Cost			1280	30,886	29,342
			Totals:	30,886	29,342

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 23,855

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-000-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MATHEWS MARK & LAURIE	BURDICK ROSS & DAWN	65,000	05/16/2025	WD	21-NOT USED/OTHER	1190:883	PROPERTY TRANSFER	8.3
MICHIGAN POLE BUILDING SUP	CLARE ROD & LINDA	20,000	10/13/2021	WD	21-NOT USED/OTHER	1178:1549	PROPERTY TRANSFER	8.3

Property Address

4509 N HARRISON RD

Owner's Name/Address

MICHIGAN POLE BUILDING SUPPLY LLC
PO BOX 245
HIGGINS LAKE MI 48627

Tax Description

1177/2229 1178/0037 1167/361 1167/360 1166/1347 1160/928 1122/1688-90 1122/1686-87 1122/1684 L996/P1125 L636/P524 234 A PARC OF LAND LOC IN PT OF GOVT LOT 8 SEC 10 T23N R4W BEG AT THE W 1/4 COR OF SD SEC 10 TH S88DEG10'00"E 194.02 FT ALG THE E-W 1/4 LINE OF SD SEC 10 TH S64DEG03'57"E 40.00 FT TO THE WLY ROW LINE OF OLD US-27 TH 412.57 FT ALG THE ARC OF A 12492.49 FT RAD CIR CURVE TO THE LEFT CHD BEARING S24DEG59'17"W 412.55 FT ALG SD WLY ROW LINE TH N64DEG57'29"W 40.00 FT TO THE W LINE OF SD SEC 10 TH N02DEG52'00"W 381.80 FT ALG SD LINE TO THE POB 1.21 AC M/L SPLIT/COMBINED ON 12/20/2018 FROM 006-010-010-0120; INTO 006-475-000-1000, 006-475-001-0000, 006-475-002-0000, 006-475-003-0000, 006-475-004-0000, 006-475-005-0000, 006-475-006-0000, 006-475-007-0000, 006-475-008-0000, ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	03/28/2018	PB18-0032	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	412.55	126.71	1.0000	0.9191	250	100		94,791
413 Actual Front Feet, 1.20 Total Acres							Total Est. Land Value =	94,791

Work Description for Permit PB18-0032, Issued 03/28/2018: ONE STY 12 COMMERCIAL UNIT STORAGE BUILDING, POLE STRUCTURE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	47,400	0	47,400			20,840C
2024	37,900	0	37,900			20,214C
2023	28,400	0	28,400			19,252C

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	KRIEG KEVIN & JUDY	42,000	05/15/2020	WD	19-MULTI PARCEL ARM'S LEN	1178:0262	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #1

Owner's Name/Address

KRIEG KEVIN & JUDY
4055 STONERIDGE DR
JACKSON MI 49203

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 1 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI | Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			22,542C
2024	0	23,600	23,600			21,865C
2023	0	22,400	22,400			20,824C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	BUZZELLI CHRISTOPHER J & I	41,000	09/08/2021	WD	03-ARM'S LENGTH	1178:555	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #2

Owner's Name/Address

BUZZELLI CHRISTOPHER J & LORI A
119 BRAD N CRIS
HOUGHTON LAKE MI 48629

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 2 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [X] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			23,642C
2024	0	23,600	23,600			22,932C
2023	0	22,400	22,400			21,840C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc.		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few		Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	KINNEY THOMAS M REVOC LIVI	42,000	09/10/2021	WD	03-ARM'S LENGTH	1178:605	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #3

Owner's Name/Address

KINNEY THOMAS M REVOC LIVING TRUST
2824 GREENBRIAR
HARBOR SPRINGS MI 49740

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 3 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			23,642C
2024	0	23,600	23,600			22,932C
2023	0	22,400	22,400			21,840C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	SCHILTGES DAVID & CASSANDF	42,000	09/08/2021	WD	03-ARM'S LENGTH	1178:509	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #4

Owner's Name/Address

SCHILTGES DAVID & CASSANDRA J
1605 LONG POINT DR
HOUGHTON LAKE MI 48629

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 4 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			23,642C
2024	0	23,600	23,600			22,932C
2023	0	22,400	22,400			21,840C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc.		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few		Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	SUVADA KRISTOPHER M	42,900	09/06/2019	LC	03-ARM'S LENGTH	1170:1341	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #5

Owner's Name/Address

SUVADA KRISTOPHER M
C/O BORSCHKE FRANK
4690 BIRCHCREST DR
HOUGHTON LAKE MI 48629

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 5 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			16,190C
2024	0	23,600	23,600			15,704C
2023	0	22,400	22,400			14,957C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few		Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	PETRUSHA JON & JULIE	42,900	09/08/2021	WD	03-ARM'S LENGTH	1178:515	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #6

Owner's Name/Address

PETRUSHA JON & JULIE
35652 JOHNSTOWN RD
FARMINGTON MI 48335

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 6 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			23,642C
2024	0	23,600	23,600			22,932C
2023	0	22,400	22,400			21,840C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings	X	Poured Conc.		Brick/Stone		Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few Average Many Unfinished Typical		Few Average Many Unfinished Typical
Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MATHEWS MARK & LAURIE [LE]	BURDICK ROSS & DAWN	65,000	05/16/2025	WD	03-ARM'S LENGTH	1190:883	PROPERTY TRANSFER	100.0
MATHEWS MARK & LAURIE	MATHEWS MARK & LAURIE [LE]	0	01/30/2023	WD	15-LADY BIRD	1183:1014	PROPERTY TRANSFER	0.0
MICHIGAN POLE BUILDING SUP	MATHEWS MARK & LAURIE	42,900	09/08/2021	WD	03-ARM'S LENGTH	1178:511	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #7

Owner's Name/Address

BURDICK ROSS & DAWN
856 THORNTREE CT
BLOOMFIELD HILLS MI 48304

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 7 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			23,642C
2024	0	23,600	23,600			22,932C
2023	0	22,400	22,400			21,840C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc.		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few		Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	CLARE ROD & LINDA	20,000	10/13/2021	WD	21-NOT USED/OTHER	1178:1549	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #8

Owner's Name/Address

CLARE ROD & LINDA
3006 PINERIDGE
HEMLOCK MI 48626

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 8 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	26,600	26,600			23,642C
2024	0	23,600	23,600			22,932C
2023	0	22,400	22,400			21,840C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 1,200
Gross Bldg Area: 1,200
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1200
Ave. Perimeter: 148
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 148

Base Rate for Upper Floors = 57.39

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 57.39

Total Floor Area: 1,200 Base Cost New of Upper Floors = 68,868

Reproduction/Replacement Cost = 68,868
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 57,160

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 50,758
Replacement Cost/Floor Area= 57.39 Est. TCV/Floor Area= 42.30

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc.		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few		Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	JEZAK JAMES J & ANDREA D	37,900	11/02/2018	WD	21-NOT USED/OTHER	1167:1941	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #9

Owner's Name/Address

JEZAK JAMES J & ANDREA D
12226 WEST SHORE DR #4
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

JEZAK JAMES J & ANDREA D
1505 REIVERSIDE DR #307
POMPANO BEACH FL 33062

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 9 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	21,900	21,900			13,584C
2024	0	19,400	19,400			13,176C
2023	0	18,400	18,400			12,549C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 960
Gross Bldg Area: 960
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 960
Ave. Perimeter: 128
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 128

Base Rate for Upper Floors = 58.85

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 58.85

Total Floor Area: 960 Base Cost New of Upper Floors = 56,496

Reproduction/Replacement Cost = 56,496
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 46,892

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 41,640
Replacement Cost/Floor Area= 58.85 Est. TCV/Floor Area= 43.37

(1) Excavation/Site Prep:

(2) Foundation:

	Footings							
X	Poured Conc.		Brick/Stone		Block			

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
	Few		Few
	Average		Average
	Many		Many
	Unfinished		Unfinished
	Typical		Typical
	Flex Conduit		Incandescent
	Rigid Conduit		Fluorescent
	Armored Cable		Mercury
	Non-Metalic		Sodium Vapor
	Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MICHIGAN POLE BUILDING SUP	SCRIBNER DAN & AMY R	33,900	09/08/2021	WD	21-NOT USED/OTHER	1178:510	PROPERTY TRANSFER	100.0

Property Address

4509 N HARRISON RD #10

Owner's Name/Address

SCRIBNER DAN & AMY R
291 SUTTON PL
OXFORD MI 48371

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 10 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI | Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.69	96	91	672
Total Estimated Land Improvements True Cash Value =				672

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	16,300	16,300			14,435C
2024	0	14,500	14,500			14,001C
2023	0	13,700	13,700			13,335C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Warehouses - Mini

Class: D,Pole
Floor Area: 672
Gross Bldg Area: 672
Stories Above Grd: 1
Average Sty Hght : 16
Bsmnt Wall Hght

Depr. Table : 3%
Effective Age : 6
Physical %Good: 83
Func. %Good : 100
Economic %Good: 100

	Year Built
	Remodeled
	Overall Bldg
	Height

Comments:

Construction Cost

	High		Above Ave.		Ave.	X	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 100%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 672
Ave. Perimeter: 100
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 16 Perimeter: 100

Base Rate for Upper Floors = 62.18

(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100%
Adjusted Square Foot Cost for Upper Floors = 62.18

Total Floor Area: 672 Base Cost New of Upper Floors = 41,785

Reproduction/Replacement Cost = 41,785
Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 83 /100/100/100/83.0
Total Depreciated Cost = 34,682

ECF (2001 COMMERCIAL) 0.888 => TCV of Bldg: 1 = 30,797
Replacement Cost/Floor Area= 62.18 Est. TCV/Floor Area= 45.83

(1) Excavation/Site Prep:

(2) Foundation:

	Footings						
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:
Few		Few
Average		Average
Many		Many
Unfinished		Unfinished
Typical		Typical
Flex Conduit		Incandescent
Rigid Conduit		Fluorescent
Armored Cable		Mercury
Non-Metalic		Sodium Vapor
Bus Duct		Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: COMMERCIAL CONDOMI	Zoning: C-2	Building Permit(s)	Date	Number	Status
4509 N HARRISON RD #11	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
MICHIGAN POLE BUILDING SUPPLY LLC PO BOX 245 HIGGINS LAKE MI 48627	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Tax Description

1167/361 1167/360 1160/928
1122/1688-90 1122/1686-87 1122/1684
L996/P1125 L636/P524 234
UNIT 11 OLD 27 STORAGE CONDOMINIUMS
SPLIT/COMBINED ON 12/20/2018 FROM
006-010-010-0120;

Comments/Influences

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Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-475-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
4509 N HARRISON RD #12

Owner's Name/Address
MICHIGAN POLE BUILDING SUPPLY LLC PO BOX 245 HIGGINS LAKE MI 48627

Tax Description
1167/361 1167/360 1160/928 1122/1688-90 1122/1686-87 1122/1684 L996/P1125 L636/P524 234 UNIT 12 OLD 27 STORAGE CONDOMINIUMS SPLIT/COMBINED ON 12/20/2018 FROM 006-010-010-0120;

Comments/Influences

Class: COMMERCIAL CONDOMI Zoning: C-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
MH	11/12/2018	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

STATE OF MI DNR
LAND & MINERAL SERV DIV
PO BOX 30448
LANSING MI 48909-7948

Tax Description

L-622 P-93 234 LOTS 7 & 8 OPPORTUNITY

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: FOR RE

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			0.630 Acres		12,500	100		7,875
			0.63 Total Acres		Total Est. Land Value =			7,875

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-009-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

STATE OF MI DNR
LAND & MINERAL SERV DIV
PO BOX 30448
LANSING MI 48909-7948

Tax Description

L-640 P-243 234 THAT PART OF LOTS 9 & 10 LYING W'LY OF N& S CEN LINE OF CANAL & EXT OF LOT 10 OPPORTUNITY

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			0.350 Acres		12,500	100		4,375
			0.35 Total Acres		Total Est. Land Value =			4,375

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-011-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WADE RONALD & KELLY	MEYERS JERROLD & FITZPATRI	159,900	07/26/2024	WD	16-LC PAYOFF	1187:2089	DEED	0.0
WADE RONALD & KELLY	MEYERS JERROLD & FITZPATRI	159,900	09/06/2023	LC	03-ARM'S LENGTH	1185:746	PROPERTY TRANSFER	100.0
SCHULZ JOHN F & BRENDA N	WADE RONALD & KELLY	102,000	09/05/2023	WD	16-LC PAYOFF	1185:745	DEED	0.0
SCHULZ JOHN F & BRENDA N	WADE RONALD & KELLY	102,000	08/19/2022	LC	03-ARM'S LENGTH	1182:324	PROPERTY TRANSFER	100.0

Property Address

9254 JUNE BUG LANE A

Owner's Name/Address

MEYERS JERROLD & FITZPATRICK DEBRA
7419 YORKSTOWN RD
LANSING MI 48917

Tax Description

(L-822P-396&L-383P-19L-426P-108) 234 L-887 P-482-483 9254A W HTN LK DRW'LY 150 FT OF LOT 11 OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	05/19/2025	LU25-4754	INSPECT

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/13/2023	INSPECTED
QT	11/01/2022	INSPECTED
QT	10/15/2020	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	996	74	4,850
D/W/P: 3.5 Concrete	6.58	16	74	78
D/W/P: Patio Blocks	15.61	75	50	585
Total Estimated Land Improvements True Cash Value =				5,513

Work Description for Permit LU25-4754, Issued 05/19/2025: 10X20 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	40,400	57,300			51,756C
2024	12,500	37,700	50,200			50,200S
2023	10,000	25,700	35,700			35,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Rib Siding
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 10
Floor Area:
Total Base New : 112,958 E.C.F.
Total Depr Cost: 85,454 X 0.833
Estimated T.C.V: 71,183

(16) Porches/Decks

Area	Type
220	CGEP (1 Story)
16	Roof Cover Onl
15	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 74
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Comp.Shingle	800			
			Total:	69,328	52,689	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			100	1,136	863	
Plumbing						
3 Fixture Bath			1	3,054	2,321	
Porches						
CGEP (1 Story)			220	9,018	6,854	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	14,531	*7
Water/Sewer						
Public Sewer			1	1,494	1,135	
Water Well, 150 Feet			1	8,594	6,531	
Deck						
w/Roof (Roof portion)			16	360	274	
w/Roof (Roof portion)			15	337	256	
			Totals:	112,958	85,454	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 71,183

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANKNEY LUWANNA	RAYMOND BRIAN D & KERRI K	292,000	03/05/2021	WD	03-ARM'S LENGTH	1175:2030	PROPERTY TRANSFER	100.0
ANKNEY SHARRON DAWN TRUST	ANKNEY LUWANNA	0	10/13/2020	QC	21-NOT USED/OTHER	1174:759	PROPERTY TRANSFER	100.0

Property Address

9244 W HOUGHTON LAKE DR

Owner's Name/Address

RAYMOND BRIAN D & KERRI K
7395 S MISSION RD
MOUNT PLEASANT MI 48858

Tax Description

234 L-564 P-544 LOT 12 EXC W'LY 150 FT THEREOF OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/29/2024	PB24-0089	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.48	128	23	1,044
Fencing: Wire Mesh, #11	3.43	400	48	659
Fencing: Gates, Mesh, 3'	483.43	2	48	464
D/W/P: 3.5 Concrete	7.59	40	73	222
D/W/P: Asphalt Paving	3.61	924	73	2,435
Wood Frame	37.79	96	73	2,648
Total Estimated Land Improvements True Cash Value =				7,472

Work Description for Permit PB24-0089, Issued 04/29/2024: 8 X 24 = 192 SQ FT DECK 4 X 35 = 140 SQ FT DECK W/STEPS LAKE TWP LUP 4/23/24 004656 ROSCOMMON SOIL EROSION DATED 4/25/24.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	114,400	199,400			146,363C
2024	80,000	106,200	186,200			139,686C
2023	70,000	85,800	155,800			133,035C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1995	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 80 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 11
Floor Area:
Total Base New : 218,619 E.C.F.
Total Depr Cost: 164,288 X 1.283
Estimated T.C.V: 210,782

(16) Porches/Decks

Area	Type
180	CCP (1 Story)
504	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 1995
(11) Heating System: Warm & Cool Air
Ground Area = 1889 SF Floor Area = 1889 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1809			
Addition	Siding	Crawl	80			
			Total:	152,377	112,758	
Other Additions/Adjustments						
42" frost-free footings, foundation			188	12,124	8,972	
Plumbing						
3 Fixture Bath			1	3,921	2,902	
Porches						
CCP (1 Story)			180	4,642	3,435	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	16,491	
Water/Sewer						
Public Sewer			1	1,914	1,416	
Water Well, 150 Feet			1	9,232	6,832	
Deck						
Composite			504	8,124	7,962	*9
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	218,619	164,288	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 210,782

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-012-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLON ELIZABETH A & MEDELL	ROLON ELIZABETH & MEDELLIN	0	08/03/2017	QC	21-NOT USED/OTHER	1163:0852	PROPERTY TRANSFER	33.0
ANTHONY LON E & ROXANN	ROLON ELIZABETH A & MEDELI	91,000	08/02/2017	WD	20-MULTI PARCEL SALE REF	1163:0851	PROPERTY TRANSFER	100.0
		86,000	02/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

W HOUGHTON LAKE DR

Owner's Name/Address

ROLON ELIZABETH & MEDELLIN MARY &
MEDELLIN JUAN F
1349 POPPY LN
DEWITT MI 48820

Tax Description

234 L-1000 P-1126 (L-863 P-182) W'LY 150 FT OF LOT 12 OPPORTUNITY. 9238 W HOUGHTON LAKE DR

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	08/18/2011	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	20.00	150.00	1.0000	1.0000	675	100		13,500
20 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	13,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,800	0	6,800			3,570C
2024	5,000	0	5,000			3,463C
2023	4,000	0	4,000			3,299C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSTON, ROBERT & CYNTHIA	JOHNSTON, ROBERT & CYNTHIA	135,000	09/09/2011	LC	03-ARM'S LENGTH	1108/636 1108/6	OTHER	0.0
BECK ALMA J TRUST 3/30/05	JOHNSTON, ROBERT & CYNTHIA	135,000	06/21/2008	LC	03-ARM'S LENGTH	1071/342 1108/6	OTHER	100.0

Property Address

9234 W HOUGHTON LAKE DR

Owner's Name/Address

JOHNSTON ROBERT J & CYNTHIA A
46598 DONAHUE
MACOMB MI 48044

Tax Description

L-1024 P-1176 (L-529 P-135) 234 9234B W HOUHGTON LK DRLOT 13 EXC W'LY 150 FT THEREOF OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	08/09/2019	PB19-0263	COMPLETE
Res. New Construction	08/09/2019	PB19-0264	COMPLETE
DECK	06/12/2008	PB08-0142	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/22/2020	INSPECTED
KH	11/01/2019	INSPECTED
DMG	08/18/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	682	23	486
D/W/P: 3.5 Concrete	6.58	376	89	2,202
Total Estimated Land Improvements True Cash Value =				2,688

Work Description for Permit PB19-0263, Issued 08/09/2019: DEMO SINGLE WIDE MOBILE HOME-REPLACING W/HOUSE-PB19-0264 LAKE TOWNSHIP LAND USE PERMIT #4252 HLSA DISCONNECT PERMIT #D-780/RECONNECT PERMIT #R-7825 ROSCOMMON COUNTY SOIL EROSION PERMIT #3775

Work Description for Permit PB19-0264, Issued 08/09/2019: TWO STORY RESIDENTIAL DWELLING FIRST FL 30 X 60 = 1800/SECOND FL 30 X 24 = 720= 2520 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4252(for DEMO) ZBA CASE #4253-19 APPROVED LAND USE PERMIT #4253 TO REBUILD HLSA DISCONNECT PERMIT #D-780/RECONNECT PERMIT #R-7825 ROSCOMMON COUNTY SOIL EROSION PERMIT #3775 EXISITNG DRIVEWAY & WELL ENERGY CODE COMPLIANCE 6.8% Better than Code-report date 8/8/19

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	162,400	247,400			158,775C
2024	80,000	155,400	235,400			154,001C
2023	70,000	125,200	195,200			146,668C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1110 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 4
Floor Area: 1,830
Total Base New : 263,745 E.C.F.
Total Depr Cost: 245,157 X 1.283
Estimated T.C.V: 314,536

(16) Porches/Decks

Area	Type
160	CCP (1 Story)
160	CCP (1 Story)
64	CPP
20	Treated Wood
30	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 560
% Good: 48
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1110 SF Floor Area = 1830 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	160			
2 Story	Siding	Crawl Space	720			
1 Story	Siding	Crawl Space	230			
			Total:	219,896	211,101	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,460	
Porches						
CCP (1 Story)			160	4,320	4,147	
CCP (1 Story)			160	4,320	4,147	
CPP			64	1,472	1,413	
Deck						
Treated Wood			30	1,346	1,292	
Treated Wood			20	913	876	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			560	16,744	8,037	*4
Water/Sewer						
Public Sewer			1	1,494	1,434	
Water Well, 150 Feet			1	8,594	8,250	
			Totals:	263,745	245,157	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 314,536

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-013-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLON ELIZABETH A & MEDELL	ROLON ELIZABETH & MEDELLIN	0	08/03/2017	QC	21-NOT USED/OTHER	1163:0852	PROPERTY TRANSFER	33.3
ANTHONY LON E & ROXANN	ROLON ELIZABETH A & MEDELI	91,000	08/02/2017	WD	19-MULTI PARCEL ARM'S LEN	1163:0851	PROPERTY TRANSFER	100.0

Property Address

9238 W HOUGHTON LAKE DR

Owner's Name/Address

ROLON ELIZABETH & MEDELLIN MARY &
MEDELLIN JUAN F
1349 POPPY LN
DEWITT MI 48820

Tax Description

234 L-1000 P-1126 (L-863 P-182) W'LY 150 FT OF LOT 13 9238 W HTN LK DR OPPORTUNITY .

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED
DMG	08/14/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	300.00	1.0000	1.4142	675	100		47,730
50 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	47,730

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	478	72	2,264
D/W/P: 3.5 Concrete	6.58	96	72	455
D/W/P: 3.5 Concrete	6.58	24	72	114
D/W/P: 3.5 Concrete	6.58	40	72	189
Wood Frame	26.58	154	66	2,701
Total Estimated Land Improvements True Cash Value =				5,723

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	23,900	56,500	80,400			48,325C
2024	17,700	51,700	69,400			46,872C
2023	14,100	45,400	59,500			44,640C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 240 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 15
Floor Area:
Total Base New : 184,402 E.C.F.
Total Depr Cost: 119,861 X 0.833
Estimated T.C.V: 99,844

(16) Porches/Decks

Area	Type
180	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1584 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1344		
Addition	Siding	Slab	240		
			Total:	138,994	90,346

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,921	2,549
Deck			
Treated Wood	180	4,099	2,664
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	27,348	17,776
Common Wall: 1/2 Wall	1	-1,106	-719
Water/Sewer			
Public Sewer	1	1,914	1,244
Water Well, 150 Feet	1	9,232	6,001
Totals:		184,402	119,861

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 99,844

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HYLAND ROBERT A & JOY D	HYLAND ROBERT A & JOY D	0	12/09/2014	WD	21-NOT USED/OTHER	1146-1463	PROPERTY TRANSFER	0.0
		318,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9226 W HOUGHTON LAKE DR

Owner's Name/Address

HYLAND ROBERT A & JOY D
1951 FIDDLER CT
HOWELL MI 48843

Tax Description

L-1012
P-2511(L-971P-358-359&L-663P-262)234 LOT 14 EXC W'LY 150 FT THEREOF OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED
DMG	08/14/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1152	74	5,609
D/W/P: 5in Ren. Conc.	8.94	612	89	4,869
Total Estimated Land Improvements True Cash Value =				10,478

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	140,100	225,100			114,881C
2024	80,000	134,000	214,000			111,427C
2023	70,000	108,500	178,500			106,121C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1144 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 1,862
Total Base New : 259,328 E.C.F.
Total Depr Cost: 204,867 X 1.283
Estimated T.C.V: 262,844

(16) Porches/Decks

Area	Type
312	CPP
25	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1144 SF Floor Area = 1862 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,144		
0.75 Story	Siding	Overhang	576		
			Total:	213,353	168,548

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,670
Porches			
CPP	312	4,942	3,904
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	576	27,331	21,591
Common Wall: 1 Wall	1	-2,219	-1,753
Water/Sewer			
Public Sewer	1	1,494	1,180
Water Well, 150 Feet	1	8,594	6,789
Deck			
Composite	25	1,187	938
	Totals:	259,328	204,867

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 262,844

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-014-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JERISK ROBERT S & CHRISTIN	VLIET, VINCENT & RACHELLE	38,000	01/09/2013	QC	03-ARM'S LENGTH	1123/1836 1123/	OTHER	100.0

Property Address

9224 JUNE BUG LANE

Owner's Name/Address

VLIET VINCENT V & RACHELLE R
525 IOWA STREET
ALMA MI 48801

Tax Description

L-856 P-157 (L-843 P-551&L-790 P-163)234 WLY 150 FT OF LOT 14 OPPORTUNITY

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED
DMG	08/14/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	126	68	564
Total Estimated Land Improvements True Cash Value =				564

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	32,800	49,700			22,331C
2024	12,500	30,300	42,800			21,660C
2023	10,000	26,300	36,300			20,629C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 64 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 21
Floor Area:
Total Base New : 130,579 E.C.F.
Total Depr Cost: 73,635 X 0.833
Estimated T.C.V: 61,338

(16) Porches/Decks

Area	Type
194	Treated Wood
952	Roof Cover Onl
104	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 73
Storage Area: 576
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1016 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Comp.Shingle	952			
Addition	Siding	Crawl	24			
Addition	Siding	Crawl	40			
			Total:	62,603	33,180	
Other Additions/Adjustments						
42" frost-free footings, foundation			164	9,673	5,127	
Plumbing						
3 Fixture Bath			1	3,054	1,619	
Deck						
Treated Wood			194	4,055	2,149	
Treated Wood w/Roof (Deck Portion)			104	2,635	1,397	
Treated Wood w/Roof (Roof portion)			104	1,893	1,003	
w/Roof (Roof portion)			952	14,442	7,654	
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			768	16,036	11,706	*7
Storage Over Garage			576	6,100	4,453	
Water/Sewer						
Public Sewer			1	1,494	792	
Water Well, 150 Feet			1	8,594	4,555	
			Totals:	130,579	73,635	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 61,338

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VLIET VINCENT & RACHELLE &	JUNEBUG LLC	0	08/19/2018	QC	21-NOT USED/OTHER	1166:2538	PROPERTY TRANSFER	66.7
COCHRAN LINDA L	VLIET VINCENT & RACHELLE &	90,000	06/14/2018	WD	03-ARM'S LENGTH	1166:613	PROPERTY TRANSFER	100.0
	COCHRAN,LINDA	145,000	08/01/2004	WD	21-NOT USED/OTHER	1099/2260	OTHER	0.0

Property Address

JUNE BUG LN

Owner's Name/Address

JUNEBUG LLC
525 IOWA ST
ALMA MI 48801

Tax Description

L-1044 P-332 (L-1013P-986&L-349P-303) 234 LOT 15 EXC W'LY 150 FT THEREOF OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

MH 12/29/2016 INSPECTED
DMG 08/18/2011 INSPECTED
DMG 08/14/2009 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	0	85,000			60,659C
2024	80,000	0	80,000			58,836C
2023	70,000	0	70,000			56,035C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-015-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ACEDO GUILLERMO JR & HELEN	ACEDO GUILLERMO JR	0	11/12/2024	QC	21-NOT USED/OTHER	1188:1799	DEED	0.0
BOSEL NANCY L	ACEDO JR., GUILLERMO & HEI	75,000	06/16/2011	WD	03-ARM'S LENGTH	1105/963	OTHER	100.0
		40,000	01/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9220 JUNE BUG LN

Owner's Name/Address

ACEDO GUILLERMO JR
9220 JUNE BUG LN
HOUGHTON LAKE MI 48629

Tax Description

L-1038 P-461 (L-946P-200&L-688 P-284) 234 9220 JUNE BUG LN W'LY 150 FT OF LOT 15 OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/31/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED
DMG	08/14/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	810	74	1,858
D/W/P: 3.5 Concrete	6.58	605	74	2,946
Fencing: Wire Mesh, #11	3.26	960	49	1,534
Fencing: Gates, Mesh, 5'	597.57	2	49	586
Fencing: Gates, Mesh, 10'	953.43	1	49	467
Total Estimated Land Improvements True Cash Value =				7,391

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	74,400	91,300			41,587C
2024	12,500	70,300	82,800		82,800A	40,337C
2023	10,000	61,900	71,900			38,417C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,512
Total Base New : 242,522 E.C.F.
Total Depr Cost: 164,915 X 0.833
Estimated T.C.V: 137,374

(16) Porches/Decks

Area	Type
288	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 630
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 864 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	864		
			Total:	180,407	122,677
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Deck					
Treated Wood			288	5,262	3,578
Treated Wood			48	1,730	1,176
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			840	29,182	19,844
Storage Over Garage			630	8,656	5,886
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Wood Stove			1	2,551	1,735
			Totals:	242,522	164,915

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 137,374

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
9216 W HOUGHTON LAKE RD

Owner's Name/Address
FRANKOVIC FRANK M & HELEN J & FRANKOVIC KRISTOPHER M 9216 W HOUGHTON LAKE RD HOUGHTON LAKE MI 48629

Tax Description
L-415 P-547 234 W'LY 150 FT OF LOT 16 OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/05/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED
DMG	08/14/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	27.00	144	72	2,799
Total Estimated Land Improvements True Cash Value =				2,799

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	59,300	76,200			41,457C
2024	12,500	55,300	67,800			40,211C
2023	10,000	48,300	58,300			38,297C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 9
Floor Area:
Total Base New : 168,482 E.C.F.
Total Depr Cost: 131,837 X 0.833
Estimated T.C.V: 109,820

(16) Porches/Decks

Area	Type
548	Treated Wood
15	Treated Wood
142	Treated Wood
148	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 83
Storage Area: 468
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1040 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1040			
			Total:	101,817	79,417	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			132	1,576	1,229	
Plumbing						
3 Fixture Bath			1	3,921	3,058	
Deck						
Treated Wood			548	8,499	6,629	
Treated Wood			142	3,505	2,734	
Treated Wood			148	3,596	1,726	*4
Treated Wood			15	724	565	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	19,567	*8
Storage Over Garage			468	6,430	5,337	
Water/Sewer						
Public Sewer			1	1,914	1,493	
Water Well, 150 Feet			1	9,232	7,201	
Fireplaces						
Wood Stove			1	3,693	2,881	
			Totals:	168,482	131,837	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 109,820

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-016-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUCZMARSKI CAROL L	KUCZMARSKI ROBERT M	0	08/27/2021	QC	06-COURT JUDGEMENT	1178:285	PROPERTY TRANSFER	0.0
COCHRAN LINDA L	KUCZMARSKI ROBERT & KUCZMA	225,000	03/01/2004	WD	21-NOT USED/OTHER	1102:1861	OTHER	0.0

Property Address

9214 JUNE BUG LANE

Owner's Name/Address

KUCZMARSKI ROBERT & KUCZMARSKI MARK
25121 DOXTATOR
DEARBORN MI 48128

Tax Description

L-1002 P-1861 (L-349 P-302) 234 9214 JUNE BUG LOT 16 EXC W'LY 150 FT THEREOF OPPORTUNITY.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/15/2020	INSPECTED
DMG	08/18/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1128	24	839
D/W/P: Brick on Sand	18.02	196	74	2,614
Wood Frame	28.00	120	49	1,646
Total Estimated Land Improvements True Cash Value =				5,099

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	102,000	187,000			94,078C
2024	80,000	97,100	177,100			91,250C
2023	70,000	78,400	148,400			86,905C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1472 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 36
Floor Area: 1,472
Total Base New : 234,889 E.C.F.
Total Depr Cost: 150,329 X 1.283
Estimated T.C.V: 192,872

(16) Porches/Decks

Area	Type
40	WCP (1 Story)
244	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1472 SF Floor Area = 1472 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,472		
			Total:	187,880	120,244
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,973
Porches					
WCP (1 Story)			40	2,720	1,741
Deck					
Treated Wood			244	4,719	3,020
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,262
Water/Sewer					
Public Sewer			1	1,494	956
Water Well, 150 Feet			1	8,594	5,500
Fireplaces					
Wood Stove			1	2,551	1,633
			Totals:	234,889	150,329

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 192,872

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-017-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
APRIM INVESTMENTS LLC	MURAD SARGON [LE]	0	05/24/2024	QC	15-LADY BIRD	1187:1102	DEED	100.0
BEGER TYLER	APRIM INVESTMENTS LLC	175,000	09/30/2021	WD	22-OUTLIER	1178:1694	PROPERTY TRANSFER	100.0
LOCRICCHIO MATTHEW	BEGER TYLER	124,624	05/06/2021	WD	21-NOT USED/OTHER	1176:1923	PROPERTY TRANSFER	100.0

Property Address

9192 W HOUGHTON LAKE DR

Owner's Name/Address

MURAD SARGON [LE]
2855 BURNING BUSH DR
STERLING HEIGHTS MI 48314

Tax Description

L1110/P2531-2 L1074/P1002-3 L1072/P771-2 SURVEY L1071/P2702 L636/P365 234 BEING A PART OF LOTS 17 AND 18 PLAT OF OPPORTUNITY DESC AS BEG AT THE NW COR OF SD LOT 17 TH N89DEG47'51"E ALG LOT LINE 143.16 FT TH S00DEG09'29"E 63.86 FT TH S89DEG47'50"W 139.60 FT TO THE ELY ROW LINE OF CO RD 270 TH 63.96 FT ALG SD ROW AND THE ARC OF A 10614.78 FT RAD CURVE TO THE LEFT THE CENTRAL ANGLE OF WHICH IS 00DEG20'43" AND THE LONG CHORD OF WHICH BEARS N03DEG22'32"W 63.86 FT TO THE POB PARCEL A 0.21 AC M/L SPLIT/COMBINED ON 11/27/2017 FROM 006-480-017-0000;

Comments/Influences

Class: COMMERCIAL-IMPROVE Zoning: C-W

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	12/02/2014	8888	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/18/2021	INSPECTED
MH	11/10/2017	INSPECTED

Land Value Estimates for Land Table 2001.2001 COMMERCIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
COMM FF RATE	63.96	143.16	1.0000	0.9769	250	100		15,621
64 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,621

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.23	2709	73	6,387
D/W/P: 3.5 Concrete	6.86	1043	48	3,434
Wood Frame	36.57	64	73	1,708
Total Estimated Land Improvements True Cash Value =				11,529

Work Description for Permit 8888, Issued 12/02/2014: TEARING DOWN PART OF MOTEL KEEPING THE NORTH PART ONLY ...

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,800	75,700	83,500			83,500S
2024	6,200	67,300	73,500			61,629C
2023	4,700	62,900	67,600			58,695C

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*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section:
Calculator Occupancy: Motels

Class: C
Floor Area: 2,148
Gross Bldg Area: 2,148
Stories Above Grd: 1
Average Sty Hght : 8
Bsmnt Wall Hght

Depr. Table : 2.5%
Effective Age : 21
Physical %Good: 59
Func. %Good : 100
Economic %Good: 100

	Year Built Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

	High		Above Ave.	X	Ave.		Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Individual thru-wall Heat Pu 100%
Heat#2: Electric Wall Heaters 0%
Ave. SqFt/Story: 2148
Total # Units: 6
Has Elevators:

*** Basement Info ***
Area:
Perimeter:
Type: Finished Basement
Heat: Space Heaters, Gas with Fan

* Mezzanine Info *
Area #1:
Type #1: Office (No Rates)
Area #2:
Type #2: Office (No Rates)

* Sprinkler Info *
Area:
Type: Average

<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Total Floor Area: 2148 # of Units: 6
Overall Building Height: 8

Base Rate for Upper Floors = 106.02

(10) Heating system: Individual thru-wall Heat Pumps Cost/SqFt: 7.67 100%
Adjusted Square Foot Cost for Upper Floors = 113.69

Total Floor Area: 2,148 Base Cost New of Upper Floors = 244,206

Reproduction/Replacement Cost = 244,206
Eff.Age:21 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 59 /100/100/100/59.0
Total Depreciated Cost = 144,082

<<<<< Segregated Cost Computations >>>>>
Costs taken from Segregated Cost Section 2: Multiples & Motels

Item Desciption	Cost Col.	Rate	# or SqFt	Height Adj.	Storys Adj.	Cost
(39) Miscellaneous						
Canopies & Marquees:						
Wood Frame	1 Up	31.78	564	1.000	1.000	17,924

Total Cost of Lump-Sum Items = 17,924
Total Cost New = 17,924
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

(1) Excavation/Site Prep:

(2) Foundation:

		Footings					
X	Poured Conc.		Brick/Stone		Block		

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

	Many Above Ave.		Average Typical		Few None		
	Total Fixtures		Urinals				
	3-Piece Baths		Wash Bowls				
	2-Piece Baths		Water Heaters				
	Shower Stalls		Wash Fountains				
	Toilets		Water Softeners				

(9) Sprinklers:

(10) Heating and Cooling:

X	Gas Oil		Coal Stoker		Hand Fired Boiler

(11) Electric and Lighting:

Outlets:		Fixtures:	
X	Few Average Many Unfinished Typical	X	Few Average Many Unfinished Typical
	Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer

(13) Roof Structure: Slope=0

(14) Roof Cover:

(39) Miscellaneous:

564 Wood Frame

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MURAD SARGON	MURAD SARGON [LE]	0	05/24/2024	QC	15-LADY BIRD	1187:1102	DEED	0.0
LOCRICCHIO MATTHEW	MURAD SARGON	280,000	06/20/2017	WD	03-ARM'S LENGTH	1164:1130	PROPERTY TRANSFER	100.0

Property Address

9188 W HOUGHTON LAKE DR

Owner's Name/Address

MURAD SARGON [LE]
2855 BURNING BUSH DR
STERLING HEIGHTS MI 48314

Class: RESIDENTIAL-IMPROV Zoning: C-W

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	10/27/2017	PB17-0378	COMPLETE
NEW RESIDENCE	11/07/2014	5555	COMPLETE

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	151.97	292.37	1.0000	1.1428	3400	100		590,479
152 Actual Front Feet, 1.02 Total Acres							Total Est. Land Value =	590,479

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Work Description for Permit PB17-0378, Issued 10/27/2017: RENEWAL PB94-0753.
COMPLETE HOUSE
Work Description for Permit 5555, Issued 11/07/2014: NEED TO CHECK HOUSE

Tax Description

L1110/P2531-2 L1074/P1002-3 L1072/P771-2 SURVEY L1071/P2702 L636/P365 234 BEING A PART OF LOTS 17 AND 18 AND ALL OF LOT 19 PLAT OF OPPORTUNITY DESC AS COM AT THE NW COR OF LOT 17 TH N89DEG47'51"E ALG LOT LINE 143.16 FT TO THE POB TH CONT N89DEG47'51"E 189.71 FT TO THE SHORE OF HOUGHTON LAKE TH S06DEG06'57"E ALG SD SHORE 151.97 FT TH S89DEG56'25"W 340.80 FT TO THE ELY ROW LINE OF CO RD 270 TH 86.62 FT ALG SD ROW AND THE ARC OF A 10614.78 FT RAD CURVE TO THE LEFT THE CENTRAL ANGLE OF WHICH IS 00DEG28'03" AND THE LONG CHORD OF WHICH BEARS N02DEG58'09"W 86.62 TH N89DEG47'50"E 139.60 FT TH N00DEG09'29W 63.86 FT TO THE POB PARCEL B 1.02 AC M/L SPLIT/COMBINED ON 11/27/2017 FROM 006-480-017-0000;

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	295,200	201,200	496,400			252,497C
2024	277,900	191,700	469,600			244,905C
2023	243,100	140,100	383,200			230,196C

Who	When	What
QT	04/10/2023	INSPECTED
QT	11/13/2018	INSPECTED
MH	11/10/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2000	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2550 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 36
Floor Area: 3,487
Total Base New : 475,911 E.C.F.
Total Depr Cost: 306,669 X 1.283
Estimated T.C.V: 393,456

(16) Porches/Decks

Area	Type
40	WCP (1 Story)
32	Roof Cover Onl
135	Treated Wood
349	Treated Wood

(17) Garage

Year Built: 2000
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 2000
(11) Heating System: Forced Heat & Cool
Ground Area = 2550 SF Floor Area = 3487 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,476		
1.5 Story	Siding	Crawl Space	1,074		
0.5 Story	Siding	Overhang	800		
			Total:	391,983	250,869

Other Additions/Adjustments

Exterior			
Brick Veneer	1080	18,565	11,882
Plumbing			
3 Fixture Bath	1	4,646	2,973
Porches			
WCP (1 Story)	40	2,720	1,741
Deck			
Treated Wood	135	3,202	2,049
Treated Wood	349	5,964	5,904 *9
w/Roof (Roof portion)	32	694	444
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	800	34,728	22,226
Common Wall: 1.5 Wall	1	-3,326	-2,129
Water/Sewer			
Public Sewer	1	1,494	956
Water Well, 150 Feet	1	8,594	5,500
Fireplaces			
Interior 2 Story	1	6,647	4,254

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-480-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
9180 W HOUGHTON LAKE DR

Owner's Name/Address
LOCRICCHIO MATTHEW 9180 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629

Tax Description
L1110/P2531-2 L1074/P1002-3 L1072/P771-2 SURVEY L1071/P2702 L636/P365 234 LOT 20 PLAT OF OPPORTUNITY SPLIT/COMBINED ON 11/27/2017 FROM 006-480-017-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: C-W

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/18/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	08/31/2022	LU22-4534	COMPLETE
Res. Add/Alter/Repair	06/26/2019	PB19-0183	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/01/2022	INSPECTED
CW	07/29/2019	INSPECTED
QT	11/13/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	62.70	340.00	1.0000	1.1778	3400	100		251,087
63 Actual Front Feet, 0.49 Total Acres							Total Est. Land Value =	251,087

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Gates, Wood/SqFt	16.60	48	95	757
D/W/P: Patio Blocks	15.61	82	88	1,126
D/W/P: 3.5 Concrete	6.58	628	93	3,843
Total Estimated Land Improvements True Cash Value =				5,726

Work Description for Permit LU22-4534, Issued 08/31/2022: EXTEND GATE TO THE FENCE & BARN WITH NAME ON IT, SIGN
Work Description for Permit PB19-0183, Issued 06/26/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	125,500	144,100	269,600			136,576C
2024	118,200	138,000	256,200			132,470C
2023	103,400	111,300	214,700			126,162C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2018	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1360 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 1,360
Total Base New : 255,768 E.C.F.
Total Depr Cost: 214,811 X 1.283
Estimated T.C.V: 275,603

(16) Porches/Decks

Area	Type
160	CPP
48	WCP (1 Story)
57	Treated Wood
160	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 2368
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2018
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1360 SF Floor Area = 1360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,360			
			Total:	175,293	166,529	
Other Additions/Adjustments						
Porches						
CPP			160	3,024	2,873	
WCP (1 Story)			48	3,013	2,802	*9
Deck						
Treated Wood			57	1,902	1,769	*9
Treated Wood			160	3,578	3,328	*9
Treated Wood			48	1,730	1,643	
Water/Sewer						
Public Sewer			1	1,494	1,419	
Water Well, 150 Feet			1	8,594	8,164	
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			2368	57,140	26,284	*4
			Totals:	255,768	214,811	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 275,603

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NOGAS RICHARD & JOAN	NOGAS REVOCABLE LIVING TRU	0	09/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0
		262,000	09/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10982 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	05/30/2023	PB23-0172	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
NOGAS RICHARD W & JOAN A TRUST 11/3/05 16471 WAYNE RD LIVONIA MI 48154	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1332	74	6,486
Total Estimated Land Improvements True Cash Value =				6,486

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-901 P-198 (L-894 P-55&L-762 P-13) 234 LOT 1 PALMER SHORES.

Comments/Influences

Work Description for Permit PB23-0172, Issued 05/30/2023: REROOF *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED* FAX: 989-422-7241 OR hlbuildingagency@gmail.com

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	120,600	205,600			108,387C
2024	80,000	115,100	195,100			105,129C
2023	70,000	93,000	163,000			100,123C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 31
Floor Area: 1,740
Total Base New : 257,840 E.C.F.
Total Depr Cost: 177,917 X 1.283
Estimated T.C.V: 228,268

(16) Porches/Decks

Area	Type
120	CCP (1 Story)
84	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C 5 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1740 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	288		
1 Story	Siding	Crawl Space	192		
			Total:	213,505	147,325

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	3,206
Porches			
CCP (1 Story)	120	3,324	2,294
Deck			
Treated Wood	84	2,331	1,608
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	26,165	18,054
Common Wall: 1 Wall	1	-2,219	-1,531
Water/Sewer			
Public Sewer	1	1,494	1,031
Water Well, 150 Feet	1	8,594	5,930
Totals:		257,840	177,917

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 228,268

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELLY JACK W & JULIE A	KELLY JACK W & JULIE A [LE	0	03/28/2023	QC	15-LADY BIRD	1184:993	DEED	0.0
		130,000	10/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10972 WEST SHORE DR

Owner's Name/Address

KELLY JACK W & JULIE A [LE]
8615 W LAKEPOINTE DR
LAINGSBURG MI 48848

Tax Description

L-972 P-744 (L-907P-61&L-614P-376) 234 LOT 2 EXC S'LY 2 FT THEREOF PALMER SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	10/15/2012	2251	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	12/29/2012	INSPECTED
DMG	09/20/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	48.00	150.00	1.0000	1.0000	3400	100		163,200
48 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	163,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1780	63	7,379
Wood Frame/Conc.	42.36	60	49	1,246
Total Estimated Land Improvements True Cash Value =				8,625

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	81,600	107,400	189,000			98,183C
2024	76,800	102,400	179,200			95,231C
2023	67,200	83,000	150,200			90,697C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 902 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 41
Floor Area: 1,484
Total Base New : 255,511 E.C.F.
Total Depr Cost: 156,025 X 1.283
Estimated T.C.V: 200,180

(16) Porches/Decks

Area	Type
60	WCP (1 Story)
243	CGEP (1 Story)

(17) Garage

Year Built: 2012
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 79
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 902 SF Floor Area = 1484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	752			
1 Story	Siding	Crawl Space	150			
1 Story	Siding	Overhang	18			
			Total:	178,816	105,502	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,741	
Porches						
WCP (1 Story)			60	3,520	2,077	
CGEP (1 Story)			243	14,310	8,443	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			728	26,368	20,831	*7
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			416	17,763	10,480	
Water/Sewer						
Public Sewer			1	1,494	881	
Water Well, 150 Feet			1	8,594	5,070	
			Totals:	255,511	156,025	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 200,180

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-002-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAENICKE GARY & LISA	GUSTER PHILIP & BRYNN	470,000	11/23/2021	WD	03-ARM'S LENGTH	1179:0141	PROPERTY TRANSFER	100.0
GULF HARBOUR INVESTMENT CO	JAENICKE GARY & LISA	285,000	06/22/2021	CD	21-NOT USED/OTHER	1177:877	DEED	0.0
GULF HARBOUR INVESTMENTS C	JAENICKE GARY & LISA	285,000	04/30/2021	CD	21-NOT USED/OTHER	1176:2172	PROPERTY TRANSFER	100.0
ANDERSON ROBERT K	GULF HARBOUR INVESTMENTS C	64,915	10/04/2019	SD	10-FORECLOSURE	1170:1966	DEED	0.0

Property Address

10954 WEST SHORE DR

Owner's Name/Address

GUSTER PHILIP & BRYNN
42508 RAVINA CT
NORTHVILLE MI 48168

Tax Description

(L-891P-542&L-890P-497&L-784 P-3) 234 L-931 P-435 10954 W SHORE DRS'LY 2 FT OF LOT 2, LOT 3 & LOT 4 EXC S'LY 4 FT THEREOF PALMER SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/15/2019	PB19-0373	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	98.00	150.00	1.0000	1.0000	3400	100		333,200
98 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	333,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1371	49	4,420
Total Estimated Land Improvements True Cash Value =				4,420

Work Description for Permit PB19-0373, Issued 10/15/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	166,600	166,300	332,900			246,431C
2024	156,800	158,800	315,600			239,022C
2023	137,200	128,400	265,600			227,640C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2021

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2484 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 2,484
Total Base New : 337,540 E.C.F.
Total Depr Cost: 249,779 X 1.283
Estimated T.C.V: 320,466

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2484 SF Floor Area = 2484 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,484		
			Total:	295,224	218,465
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,438
2 Fixture Bath			1	3,108	2,300
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	23,575	17,445
Common Wall: 2 Wall			1	-4,439	-3,285
Water/Sewer					
Public Sewer			1	1,494	1,106
Water Well, 150 Feet			1	8,594	6,360
Fireplaces					
Interior 1 Story			1	5,338	3,950
			Totals:	337,540	249,779

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 320,466

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COLBY JOHN J & SHARON M	COLBY JOHN J & SHARON M [I	0	01/20/2021	QC	18-LIFE ESTATE	1175:0814	DEED	0.0

Property Address

10944 WEST SHORE DR

Owner's Name/Address

COLBY JOHN J & SHARON M [LE]
12332 LAKE RD
MONTROSE MI 48457

Tax Description

L-905 P-611 (L-692 P-321) 234 10944 W SHORE DR 48629 S'LY 4 FT OF LOT 4 & LOTS 5 & 6 PALMER SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	05/19/2023	LU23-4573	COMPLETE
ADDITION	05/10/2022	LU22-4491	CANCELED

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/01/2022	INSPECTED
MH	08/04/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	104.00	150.00	1.0000	1.0000	3400	100		353,600
104 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	353,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	160	71	657
D/W/P: 3.5 Concrete	5.78	288	71	1,182
D/W/P: 3.5 Concrete	5.78	452	71	1,855
D/W/P: Patio Blocks	13.10	168	46	1,012
Wood Frame	23.41	96	46	1,034
Metal Prefab	14.72	80	46	542
Total Estimated Land Improvements True Cash Value =				6,282

Work Description for Permit LU23-4573, Issued 05/19/2023: 8X14 SHED
Work Description for Permit LU22-4491, Issued 05/10/2022: 7X22 ADDITION/BATHROOM. DRAWING ON FILE.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	176,800	249,100	425,900			153,687C
2024	166,400	239,300	405,700			149,066C
2023	145,600	190,100	335,700			141,968C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 750 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 1,483
Total Base New : 217,757 E.C.F.
Total Depr Cost: 178,885 X 1.283
Estimated T.C.V: 229,509

(16) Porches/Decks

Area	Type
143	CCP (1 Story)
196	4in Concrete
250	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 240
% Good: 86
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 750 SF Floor Area = 1483 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	494			*8
1 Story	Siding	Crawl Space	256			*8
1 Story	Siding	Overhang	239			
			Total:	178,294	145,786	

Other Additions/Adjustments

Plumbing				
3 Fixture Bath	1	4,646	3,810	
Porches				
CCP (1 Story)	143	3,902	3,200	*8
4in Concrete	196	1,603	1,523	*9
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	240	12,490	10,741	*8
Common Wall: 1 Wall	1	-2,219	-1,908	
Water/Sewer				
Public Sewer	1	1,494	1,225	
Water Well, 150 Feet	1	8,594	7,047	
Deck				
Composite	250	4,953	4,061	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,400	*8
	Totals:	217,757	178,885	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 229,509

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 49
Floor Area: 440
Total Base New : 63,515 E.C.F.
Total Depr Cost: 32,393 X 1.283
Estimated T.C.V: 41,560

(16) Porches/Decks

Area	Type
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	53,690	27,383
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	599
Water Well, 150 Feet			1	8,124	4,143
Deck					
Treated Wood			12	526	268
			Totals:	63,515	32,393

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 41,560

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many			Large
Avg.			Avg.
Few			Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable			Gambrel
Hip			Mansard
Flat			Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall			Plaster
Paneled			Wood T&G

Trim & Decoration

Ex		Ord		Min	

Size of Closets

Lg		Ord		Small	

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 680 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas		Oil		Elec.	
Wood		Coal		Steam	

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.		Ord.		Min	

No. of Elec. Outlets

Many		Ave.		Few	

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 680
Total Base New : 110,853 E.C.F.
Total Depr Cost: 95,333 X 1.283
Estimated T.C.V: 122,312

(16) Porches/Decks

Area	Type
88	WCP (1 Story)
120	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 3 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	680		
			Total:	91,447	78,644
Other Additions/Adjustments					
Exterior					
Stone Veneer			50	1,898	1,632
Porches					
WCP (1 Story)			88	4,473	3,847
Deck					
Treated Wood			120	2,947	2,534
Water/Sewer					
Public Sewer			1	1,494	1,285
Water Well, 150 Feet			1	8,594	7,391
			Totals:	110,853	95,333

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 122,312

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 560 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 29
Floor Area: 560
Total Base New : 93,880 E.C.F.
Total Depr Cost: 66,656 X 1.283
Estimated T.C.V: 85,520

(16) Porches/Decks

Area	Type
176	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 4 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 560 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
			Total:	76,418	54,257
Other Additions/Adjustments					
Porches					
WCP (1 Story)			176	7,374	5,236
Water/Sewer					
Public Sewer			1	1,494	1,061
Water Well, 150 Feet			1	8,594	6,102
			Totals:	93,880	66,656

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 85,520

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZARAGOZA ANGELA & THOMAS	AVRAM LISA A & STEVEN J	297,000	12/12/2022	WD	03-ARM'S LENGTH	1183:363	PROPERTY TRANSFER	100.0
DUSO VICKI & SCHREIBER KRI	ZARAGOZA ANGELA & THOMAS	200,000	12/19/2017	WD	03-ARM'S LENGTH	1164:1329	PROPERTY TRANSFER	100.0
HOAG NORMAN D & ANITA A RE	DUSO VICKI & SCHREIBER KRI	0	11/14/2017	QC	21-NOT USED/OTHER	1164:1328	PROPERTY TRANSFER	100.0
HOAG NORMAN D	HOAG NORMAN D [LE]	0	04/16/2003	QC	18-LIFE ESTATE	9804:99	PROPERTY TRANSFER	0.0

Property Address

10936 WEST SHORE DR

Owner's Name/Address

AVRAM LISA A & STEVEN J
10936 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-980 P-499 (L-876P-588&L-776 P-242) 234
LOT 7 PALMER SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/17/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1510	74	6,883
Total Estimated Land Improvements True Cash Value =				6,883

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	84,000	169,000			145,927C
2024	80,000	80,400	160,400			141,540C
2023	70,000	64,800	134,800			134,800S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1052 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,052
Total Base New : 174,745 E.C.F.
Total Depr Cost: 122,320 X 1.283
Estimated T.C.V: 156,937

(16) Porches/Decks

Area	Type
288	Treated Wood
100	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1052 SF Floor Area = 1052 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,052		
			Total:	122,848	85,993
Other Additions/Adjustments					
Deck					
Treated Wood			288	5,144	3,601
Treated Wood			100	2,490	1,743
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	32,429	22,700
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Wood Stove			1	2,149	1,504
			Totals:	174,745	122,320

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 156,937

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		165,000	06/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

FRANKLIN JERRY L & CONNIE J
11011 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1007 P-2164 (L-993 P-1472) 234 10912 W SHORE DR LOT 8 PALMER SHORES.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	0	85,000			60,659C
2024	80,000	0	80,000			58,836C
2023	70,000	0	70,000			56,035C

Who	When	What
MH	12/29/2016	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		230,000	10/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10912 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 10/21/2021					
Owner's Name/Address	SA:					
MALONE CATHERINE L 10912 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-1034 P-2471 (L-993P-1474&L-342P-91) 234 10912 W SHORE DR LOT 9 PALMER SHORES.

Comments/Influences

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2969	84	16,410
Total Estimated Land Improvements True Cash Value =				16,410

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	104,600	189,600			118,327C
2024	80,000	100,200	180,200			114,770C
2023	70,000	81,400	151,400			109,305C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 777 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,360
Total Base New : 194,178 E.C.F.
Total Depr Cost: 145,655 X 1.283
Estimated T.C.V: 186,875

(16) Porches/Decks

Area	Type
200	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 777 SF Floor Area = 1360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Slab	777			
			Total:	155,673	115,197	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,438	
Deck						
Treated Wood			200	4,134	3,059	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	16,495	*8
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
			Totals:	194,178	145,655	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 186,875

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRABOWSKI MARTIN S & LORRA	GRABOWSKI LORI & GRABOWSKI	0	07/16/2019	OTH	09-FAMILY	1169:2520	PROPERTY TRANSFER	0.0

Property Address

10910 WEST SHORE DR

Owner's Name/Address

GRABOWSKI LORI & GRABOWSKI ANDREA
10910 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-344 P-343 234 LOT 10 PALMER SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 01/06/2020
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/11/2022	PB22-0436	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	216	24	1,601
D/W/P: 3.5 Concrete	6.58	297	49	957
Total Estimated Land Improvements True Cash Value =				2,558

Work Description for Permit PB22-0436, Issued 10/11/2022: REROOF HOUSE *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED FAX: 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	79,800	164,800			96,990C
2024	80,000	76,000	156,000			94,074C
2023	70,000	61,000	131,000			89,595C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 684 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 36
Floor Area: 1,212
Total Base New : 184,883 E.C.F.
Total Depr Cost: 118,324 X 1.283
Estimated T.C.V: 151,810

(16) Porches/Decks

Area	Type
15	CPP
15	CPP
16	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 240
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 684 SF Floor Area = 1212 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Slab	528		
1 Story	Siding	Slab	156		
			Total:	145,724	93,263
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,973
Balcony					
Wood Balcony			16	652	417
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	12,568
Storage Over Garage			240	3,298	2,111
Water/Sewer					
Public Sewer			1	1,494	956
Water Well, 150 Feet			1	8,594	5,500
Porches					
CPP			15	419	268
CPP			15	419	268
			Totals:	184,883	118,324

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 151,810

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-500-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEPLER LAVELLE & KEPLER LA	KEPLER LARRY J & KEPLER ME	90,000	06/12/2013	WD	21-NOT USED/OTHER	1130/819	OTHER	0.0
KEPLER LAVELLE	KEPLER LAVELLE & KEPLER LA	0	06/12/2007	QC	09-FAMILY	1070/262	DEED	0.0
KEPLER GEORGE E		0	05/08/2006	OTH	07-DEATH CERTIFICATE	1070:260	OTHER	0.0

Property Address
10906 WEST SHORE DR

Owner's Name/Address
KEPLER LARRY J & KEPLER MERCEDES L
10906 WEST SHORE DR
HOUGHTON LAKE MI 48629-9725

Tax Description
L-363 P-360 234 LOT 11 PALMER SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/09/2011	184	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/12/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	286	73	1,374
Total Estimated Land Improvements True Cash Value =				1,374

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	88,700	173,700			98,716C
2024	80,000	83,400	163,400		163,400C	95,748C
2023	70,000	66,800	136,800		136,800C	91,189C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 11
Floor Area:
Total Base New : 175,754 E.C.F.
Total Depr Cost: 130,059 X 1.283
Estimated T.C.V: 166,866

(16) Porches/Decks

Area	Type
360	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1188		
			Total:	106,097	78,512
Other Additions/Adjustments					
42" frost-free footings, foundation			142	9,158	6,777
Plumbing					
3 Fixture Bath			1	3,921	2,902
Deck					
Treated Wood			360	6,455	4,777
Treated Wood			16	772	571
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			832	38,205	28,272
Water/Sewer					
Public Sewer			1	1,914	1,416
Water Well, 150 Feet			1	9,232	6,832
			Totals:	175,754	130,059

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 166,866

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLIN LORRAINE	CARLIN LORRAINE [LE]	0	09/03/2024	WD	15-LADY BIRD	1188:941	PROPERTY TRANSFER	0.0
CARLIN JAMES A SR		0	06/08/2024	OTH	07-DEATH CERTIFICATE	1188:942	OTHER	0.0
		90,000	08/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10856 WEST SHORE DR

Owner's Name/Address

CARLIN LORRAINE [LE]
2775 ALDGATE DR
BLOOMFIELD HILLS MI 48304

Tax Description

L-795 P-405 234 LOT 1 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	76	4,201
D/W/P: 3.5 Concrete	6.58	6	74	29
Total Estimated Land Improvements True Cash Value =				4,230

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	125,200	210,200			112,629C
2024	80,000	119,600	199,600			109,243C
2023	70,000	96,400	166,400			104,041C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 1,800
Total Base New : 245,770 E.C.F.
Total Depr Cost: 186,784 X 1.283
Estimated T.C.V: 239,644

(16) Porches/Decks

Area	Type
512	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,200		
			Total:	204,999	155,799
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,531
Deck					
Treated Wood			512	7,670	5,829
Treated Wood			36	1,509	1,147
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	16,858	12,812
Water/Sewer					
Public Sewer			1	1,494	1,135
Water Well, 150 Feet			1	8,594	6,531
			Totals:	245,770	186,784

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 239,644

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHARP EDWARD H & MERI LYNN	ZAROFF MARK A	208,500	04/09/2015	WD	03-ARM'S LENGTH	1149-1690	PROPERTY TRANSFER	100.0
SHARP EDWARD H & MERI LYNN	SHARP EDWARD H & MERI LYNN	0	04/03/2015	QC	09-FAMILY	1149-1688	PROPERTY TRANSFER	0.0

Property Address

10854 WEST SHORE DR

Owner's Name/Address

ZAROFF MARK A
10854 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1025 P-1674 (L-356 P-203) 234 10854 W SHORE DR LOT 2 AND N'LY 10 FT OF LOT 3 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/22/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Garage, attached	06/08/2024	LU24-4675	CANCELED
ADDITION	08/10/2012	12155	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1306	74	6,359
Wood Frame/Conc.	35.09	108	74	2,805
Total Estimated Land Improvements True Cash Value =				9,164

Work Description for Permit LU24-4675, Issued 06/08/2024: LAND USE PERMIT DENIED (ROAD SETBACK) FOR ATTACHED GARAGE. PENDING ZBA APPROVAL.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	122,700	224,700			138,510C
2024	96,000	117,500	213,500			134,346C
2023	84,000	95,100	179,100			127,949C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1260 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,591
Total Base New : 245,342 E.C.F.
Total Depr Cost: 179,099 X 1.283
Estimated T.C.V: 229,784

(16) Porches/Decks

Area	Type
320	WCP (1 Story)
158	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 690
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1591 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,260		
1 Story	Siding	Overhang	16		
			Total:	191,193	139,569

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,392
Porches			
WCP (1 Story)	320	10,483	7,653
Deck			
Treated Wood	158	3,547	2,589
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	690	25,385	18,531
Water/Sewer			
Public Sewer	1	1,494	1,091
Water Well, 150 Feet	1	8,594	6,274
	Totals:	245,342	179,099

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 229,784

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REASONER PAUL A	PAR NORTH LLC	0	03/25/2021	QC	21-NOT USED/OTHER	1176:758	PROPERTY TRANSFER	100.0
RACCOSTA JOSEPH A & TANA T	REASONER PAUL A	425,000	03/24/2021	WD	03-ARM'S LENGTH	1176:666	PROPERTY TRANSFER	100.0
TERMAN KERRY W & SHERYL A	TERMAN KERRY W & SHERYL A	0	06/07/2018	QC	18-LIFE ESTATE	1166:703	PROPERTY TRANSFER	0.0
RACCOSTA JOSEPH A & TANA T	RACCOSTA JOSEPH & TANA,	0	06/17/2011	QC	21-NOT USED/OTHER	1104/2475	OTHER	50.0

Property Address

10830 WEST SHORE DR

Owner's Name/Address

PAR NORTH LLC
912 S LAPEER RD
OXFORD MI 48371

Tax Description

L-477 P-480 234 LOT 3 & 4 EXC N'LY 10 FT OF LOT 3 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/02/2023	PB23-0302	NOT STARTE
FENCE	03/06/2023	LU23-4551	COMPLETE
NEW RESIDENCE	09/26/2011	211	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	11/13/2023	INSPECTED
QT	09/12/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	90.00	150.00	1.0000	1.0000	3400	100		306,000
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	306,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	536	74	2,610
D/W/P: 3.5 Concrete	6.58	8	74	39
D/W/P: Patio Blocks	15.61	9	75	105
Fencing: Wire Mesh, #9	3.79	128	95	461
Fencing: Gates, Mesh, 3'	409.58	1	95	389
Wood Frame/Conc.	34.58	120	74	3,071
Total Estimated Land Improvements True Cash Value =				6,675

Work Description for Permit PB23-0302, Issued 08/02/2023: 9 x 15 = 135 TOTAL SQ FT DECK. LAKE TOWNSHIP LAND USE PERMIT #4594 ISSUED 7/15/23. ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER ISSUED 7/17/23.
Work Description for Permit LU23-4551, Issued 03/06/2023: FENCING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	153,000	165,300	318,300			232,169C
2024	144,000	157,100	301,100			225,189C
2023	126,000	125,500	251,500			213,990C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 576 S.F.
Crawl: 680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 1,256
Total Base New : 169,009 E.C.F.
Total Depr Cost: 119,997 X 1.283
Estimated T.C.V: 153,956

(16) Porches/Decks

Area	Type
56	Treated Wood
16	Treated Wood
48	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1256 SF Floor Area = 1256 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	680		
1 Story	Siding	Basement	576		
			Total:	155,894	110,685

Other Additions/Adjustments

Deck			
Treated Wood	56	1,838	1,305
Treated Wood	16	715	508
w/Roof (Roof portion)	48	877	623
Water/Sewer			
Public Sewer	1	1,326	941
Water Well, 150 Feet	1	8,359	5,935
	Totals:	169,009	119,997

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 153,956

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 5
Floor Area:
Total Base New : 141,995 E.C.F.
Total Depr Cost: 123,536 X 1.283
Estimated T.C.V: 158,497

(16) Porches/Decks

Area	Type
270	WCP (1 Story)
25	Treated Wood
25	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1296 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1296		
			Total:	91,521	79,623
Other Additions/Adjustments					
42" frost-free footings, foundation			150	8,847	7,697
Plumbing					
3 Fixture Bath			1	3,054	2,657
Water/Sewer					
1000 Gal Septic			1	4,864	4,232
Water Well, 150 Feet			1	8,594	7,477
Porches					
WCP (1 Story)			270	9,585	8,339
Deck					
Treated Wood			25	1,183	1,029
Treated Wood			25	1,183	1,029
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	13,164	11,453
			Totals:	141,995	123,536

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 158,497

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PERRI WILLIAM F	PERRI WILLIAM FRANCIS REV	0	12/14/2016	QC	21-NOT USED/OTHER	1161:0093	PROPERTY TRANSFER	0.0
LATREILLE GEORGE W & BARBA	PERRI, WILLIAM	154,000	05/25/2010	OTH	10-FORECLOSURE	1094/1070	OTHER	100.0

Property Address

10828 WEST SHORE DR

Owner's Name/Address

PERRI WILLIAM FRANCIS REV TRUST
8950 WISE ROAD
COMMERCE TOWNSHIP MI 48382

Tax Description

L-1020 P-688 (L-957P-2370&L-619P-489) 234 10828 W SHORE DR LOT 5 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	80	24	553
Fencing: Wd, Split, 2 Rail	15.53	50	24	186
D/W/P: 3.5 Concrete	6.16	564	74	2,571
D/W/P: Asphalt Paving	2.89	1313	69	2,619
Wood Frame	26.25	96	68	1,714
Total Estimated Land Improvements True Cash Value =				7,643

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	101,200	186,200			102,955C
2024	80,000	97,500	177,500			99,860C
2023	70,000	78,200	148,200			95,105C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1016 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,016
Total Base New : 156,582 E.C.F.
Total Depr Cost: 103,834 X 1.283
Estimated T.C.V: 133,219

(16) Porches/Decks

Area	Type
288	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 364
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1016 SF Floor Area = 1016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,016			
			Total:	122,917	78,667	
Other Additions/Adjustments						
Deck						
Treated Wood			288	5,144	4,424	*8
Treated Wood			48	1,690	1,082	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			364	14,491	12,172	*8
Common Wall: 1 Wall			1	-2,045	-1,718	
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Fireplaces						
Interior 1 Story			1	4,700	3,008	
			Totals:	156,582	103,834	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 133,219

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 528 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 528
Total Base New : 69,195 E.C.F.
Total Depr Cost: 44,285 X 1.283
Estimated T.C.V: 56,818

(16) Porches/Decks

Area	Type
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	528		
			Total:	67,282	43,061
Other Additions/Adjustments					
Deck					
Treated Wood			60	1,913	1,224
			Totals:	69,195	44,285

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 56,818

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCURDY HAROLD R & SHEILA	MCCURDY HAROLD R & SHEILA	0	08/26/2022	WD	15-LADY BIRD	1183:267	PROPERTY TRANSFER	0.0
HOLLIS L & HELOU LOIS A	MCCURDY, HAROLD & SHELIA	85,000	10/24/2012	WD	03-ARM'S LENGTH	1120/2672	OTHER	100.0

Property Address

10824 WEST SHORE DR

Owner's Name/Address

MCCURDY HAROLD R & SHEILA [LE]
2271 CHARMS RAVINE DR
WIXOM MI 48393

Tax Description

234 L-851 P-286 LOT 6 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	08/31/2013	13189	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- X Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 06/03/2021 INSPECTED
DMG 12/06/2013 INSPECTED
DMG 09/20/2011 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1847	89	10,816
D/W/P: 5in Ren. Conc.	8.94	36	89	287
Wood Frame/Conc.	30.41	280	74	6,301
Total Estimated Land Improvements True Cash Value =				17,404

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	167,400	252,400			130,341C
2024	80,000	160,400	240,400			126,422C
2023	70,000	130,300	200,300			120,402C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 16
Floor Area: 2,016
Total Base New : 284,046 E.C.F.
Total Depr Cost: 241,551 X 1.283
Estimated T.C.V: 309,910

(16) Porches/Decks

Area	Type
25	CCP (1 Story)
336	CPP
280	CPP
32	Wood Balcony
32	Wood Balcony

(17) Garage

Year Built: 2013
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 91
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
0.5 Story	Siding	Overhang	1008			
			Total:	219,183	184,113	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,903	
Porches						
CCP (1 Story)			25	845	769	*9
CPP			336	5,309	4,831	*9
CPP			280	4,561	4,151	*9
Balcony						
Wood Balcony			32	1,304	1,095	
Wood Balcony			32	1,304	1,095	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1008	33,687	30,655	*9
Common Wall: 1 Wall			1	-2,219	-2,019	
Water/Sewer						
Public Sewer			1	1,494	1,255	
Water Well, 150 Feet			1	8,594	7,219	
Fireplaces						
Interior 1 Story			1	5,338	4,484	
			Totals:	284,046	241,551	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 309,910

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STUBBS BRUCE T TRUST	STUBBS BRUCE T [LE]	0	01/21/2025	QC	15-LADY BIRD	1189:378	PROPERTY TRANSFER	0.0
STUBBS, BRUCE & CHERYL	STUBBS, BRUCE T TRUST	0	04/22/2008	WD	09-FAMILY		OTHER	0.0
HOLLIS L & HELOU LOIS A	STUBBS, BRUCE & CHERYL	218,000	07/31/2007	WD	03-ARM'S LENGTH	1063/1811	OTHER	100.0

Property Address

10820 WEST SHORE DR

Owner's Name/Address

STUBBS BRUCE T [LE]
441 ANTIQUE CT
CHELSEA MI 48118

Tax Description

234 L-851 P-288 LOT 7 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	240	49	724
Total Estimated Land Improvements True Cash Value =				724

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	70,900	155,900			91,294C
2024	80,000	67,600	147,600			88,549C
2023	70,000	54,200	124,200			84,333C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1032 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,032
Total Base New : 167,122 E.C.F.
Total Depr Cost: 106,959 X 1.283
Estimated T.C.V: 137,228

(16) Porches/Decks

Area	Type
20	CPP
20	CPP
288	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1032 SF Floor Area = 1032 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,032		
			Total:	124,609	79,750
Other Additions/Adjustments					
Deck					
Treated Wood			288	5,144	3,292
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			864	26,628	17,042
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Porches					
CPP			20	528	338
CPP			20	528	338
			Totals:	167,122	106,959

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 137,228

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THELEN LARRY C & ROSEMARY	GORMAN WALTER	235,000	06/10/2013	WD	03-ARM'S LENGTH	1129/1616	OTHER	100.0
		225,000	09/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10816 WEST SHORE DR

Owner's Name/Address

GORMAN WALTER L
10816 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-964 P-2482 (L-845 P-105) 234 LOT 8 PALMER SHORES 1ST ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/19/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1869	74	9,101
Total Estimated Land Improvements True Cash Value =				9,101

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	119,200	204,200			108,115C
2024	80,000	113,800	193,800			104,865C
2023	70,000	92,200	162,200			99,872C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 36
Floor Area: 1,440
Total Base New : 258,831 E.C.F.
Total Depr Cost: 173,850 X 1.283
Estimated T.C.V: 223,050

(16) Porches/Decks

Area	Type
432	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1344
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,440			
			Total:	189,799	121,471	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,973	
Deck						
Treated Wood			432	6,860	4,390	
Treated Wood			24	1,096	701	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1 Wall			1	-2,219	-1,864	
Base Cost			1344	43,223	36,307	*8
Water/Sewer						
Public Sewer			1	1,494	956	
Water Well, 150 Feet			1	8,594	5,500	
Fireplaces						
Interior 1 Story			1	5,338	3,416	
			Totals:	258,831	173,850	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 223,050

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CALANDRINO FRED & NANCY	FELDPAUSCH GENE & BRENDA	320,000	06/15/2020	WD	03-ARM'S LENGTH	1172:2244	PROPERTY TRANSFER	100.0
		224,000	07/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10784 WEST SHORE DR

Owner's Name/Address

FELDPAUSCH GENE & BRENDA
9441 W PRATT RD
SAINT JOHNS MI 48879

Tax Description

(L-989P-1566&-638P-368&L-750P-583-587)
234 L-1010 P-1805 10784 W SHORE DRLOT 9
PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Garage, attached	09/18/2020	PB20-0302	COMPLETE
Demolish	08/19/2020	PB20-0243	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/10/2021	INSPECTED
QT	12/04/2020	INSPECTED
QT	10/22/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2084	98	13,439
Total Estimated Land Improvements True Cash Value =				13,439

Work Description for Permit PB20-0302, Issued 09/18/2020: ONE STORY RESIDENTIAL ATTACHED GARAGE ADDITION, 26 X 42 = 1092 SQ FT; 10 X 12 = 120 SQ FT; TOTAL SQ FT = 1212; LAKE TOWNSHIP LAND USE PERMIT 4346; ROSCOMMON COUNTY SOIL EROSION PERMIT 3907
Work Description for Permit PB20-0243, Issued 08/19/2020: DEMO DETACHED GARAGE 20 X 24 = 480 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4333; HO TO DISMANTLE DETACHED GARAGE STRUCTURE ONLY, CONCRETE SLAB WILL REMAIN.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	154,300	239,300			169,546C
2024	80,000	147,300	227,300			164,449C
2023	70,000	119,600	189,600			156,619C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 32
Floor Area: 1,440
Total Base New : 341,175 E.C.F.
Total Depr Cost: 223,296 X 1.283
Estimated T.C.V: 286,489

(16) Porches/Decks

Area	Type
256	WCP (1 Story)
120	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1092
% Good: 98
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	960			
			Total:	209,891	142,726	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	4,646	
Porches						
WCP (1 Story)			256	12,127	8,246	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1/2 Wall			1	-1,322	-1,296	
Base Cost			1092	46,344	45,417	*9
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1/2 Wall			1	-1,322	-145	
Base Cost			1092	46,344	5,098	*1
Water/Sewer						
Public Sewer			1	1,914	1,302	
Water Well, 150 Feet			1	9,232	6,278	
Breezeways						
Frame Wall			120	11,135	11,024	*9
			Totals:	341,175	223,296	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 286,489

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10762 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/01/2000					
Owner's Name/Address	SA:					
SIMEK RICHARD & DOREEN E 10762 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1608	74	7,830
Total Estimated Land Improvements True Cash Value =				7,830

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-515 P-341 234 LOT 10 PALMER SHORES 1ST ADD.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	181,200	266,200			139,663C
2024	80,000	173,300	253,300			135,464C
2023	70,000	140,300	210,300			129,014C

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1560 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 2,550
Total Base New : 346,381 E.C.F.
Total Depr Cost: 270,177 X 1.283
Estimated T.C.V: 346,637

(16) Porches/Decks

Area	Type
356	Composite
40	Composite
24	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1560 SF Floor Area = 2550 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	1,320		
1 Story	Siding	Crawl Space	240		
			Total:	289,465	225,783

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,624
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	1008	33,687	26,276
Water/Sewer			
Public Sewer	1	1,494	1,165
Water Well, 150 Feet	1	8,594	6,703
Deck			
Composite	356	6,351	4,954
Composite	40	1,604	1,251
w/Roof (Roof portion)	24	540	421
	Totals:	346,381	270,177

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 346,637

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAIN BEVERLY E	KAST RICHARD J JR TRUST 7/	224,500	04/16/2007	WD	21-NOT USED/OTHER	L-1058 P-1278	OTHER	0.0
		218,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10752 WEST SHORE DR

Owner's Name/Address

KAST RICHARD J JR TRUST
2168 CLINTON VIEW CIRCLE
ROCHESTER MI 48309

Tax Description

L-938 P-1920 (L-335 P-474) 234 LOT 11 PALMER SHORES 1ST ADD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/22/2021	PB21-0357	COMPLETE
ADDITION	10/15/2010	265	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/01/2022	INSPECTED
QT	11/10/2021	INSPECTED
QT	06/03/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1036	74	5,045
D/W/P: Brick on Sand	18.02	415	95	7,104
Total Estimated Land Improvements True Cash Value =				12,149

Work Description for Permit PB21-0357, Issued 09/22/2021: 14 X 18 = 252 TOTAL SQUARE FEET ADDITION. LAKE TOWNSHIP LAND USE PERMIT DATED 9/20/21 #004453.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	117,900	202,900			114,882C
2024	80,000	112,700	192,700			111,428C
2023	70,000	91,500	161,500			106,122C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1692 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,692
Total Base New : 238,684 E.C.F.
Total Depr Cost: 170,080 X 1.283
Estimated T.C.V: 218,213

(16) Porches/Decks

Area	Type
280	Composite
48	Treated Wood
18	Treated Wood
54	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1692 SF Floor Area = 1692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,440			
1 Story	Siding	Crawl Space	252			*9
			Total:	191,071	137,213	

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	3,860	2,625	
Deck				
Treated Wood	48	1,690	1,149	
Composite	280	5,267	3,582	
Composite	54	1,815	1,724	*9
Treated Wood	18	805	547	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	19,791	13,458	
Water/Sewer				
Public Sewer	1	1,326	902	
Water Well, 150 Feet	1	8,359	5,684	
Fireplaces				
Interior 1 Story	1	4,700	3,196	
	Totals:	238,684	170,080	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 218,213

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
10736 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 04/04/2012					
Owner's Name/Address	SA:					
HUTCHINSON JEANNE A & GARY R 10736 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2396	79	12,455
D/W/P: 5in Ren. Conc.	8.94	344	89	2,737
D/W/P: Brick on Sand	18.02	128	74	1,707
Total Estimated Land Improvements True Cash Value =				16,899

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	245,800	330,800			151,985C
2024	80,000	235,300	315,300			147,416C
2023	70,000	191,200	261,200	0M		0

Tax Description

L-959 P-628 (L-690 P-472) 234 LOT 12 PALMER SHORES 1ST ADD.

Comments/Influences

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
MG	09/14/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1320 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: BC
Effec. Age: 16
Floor Area: 2,352
Total Base New : 430,009 E.C.F.
Total Depr Cost: 361,409 X 1.283
Estimated T.C.V: 463,688

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
348	Composite

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 288
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1320 SF Floor Area = 2352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	360		
2 Story	Siding	Crawl Space	720		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Overhang	312		
			Total:	343,078	288,187

Other Additions/Adjustments

Exterior			
Brick Veneer	122	2,500	2,100
Plumbing			
3 Fixture Bath	1	6,832	5,739
Porches			
CCP (1 Story)	96	3,468	2,913
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	29,457	24,744
Storage Over Garage	288	5,175	4,347
Common Wall: 1 Wall	1	-2,651	-2,227
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	352	15,942	13,391
Water/Sewer			
Public Sewer	1	1,914	1,608
Water Well, 150 Feet	1	9,232	7,755
Fireplaces			
Direct-Vented Gas	1	4,398	3,694

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-501-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSEN DWIGHT D & BARBAR	ANDERSEN DWIGHT D	0	11/24/2011	QC	21-NOT USED/OTHER	1111/1738	OTHER	0.0

Property Address

10734 WEST SHORE DR

Owner's Name/Address

ANDERSEN DWIGHT D
10734 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-482 P-180-181 234 10734 W HOUGHTON LAKE DRIVE 48629LOT 13 PALMER SHORES 1ST ADD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/27/2012

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/14/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1464	89	8,573
Total Estimated Land Improvements True Cash Value =				8,573

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	121,500	206,500			110,103C
2024	80,000	116,100	196,100			106,793C
2023	70,000	93,900	163,900			101,708C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,680
Total Base New : 240,190 E.C.F.
Total Depr Cost: 177,742 X 1.283
Estimated T.C.V: 228,043

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
60	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	864		
0.5 Story	Siding	Overhang	768		
			Total:	181,718	134,471

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,438
Porches			
WCP (1 Story)	48	3,013	2,230
WGEP (1 Story)	60	6,864	5,079
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	768	27,348	20,238
Water/Sewer			
Public Sewer	1	1,494	1,106
Water Well, 150 Feet	1	8,594	6,360
Fireplaces			
Exterior 1 Story	1	6,513	4,820
	Totals:	240,190	177,742

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 228,043

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PERKINS LINDA	PERKINS LINDA & REDMOND TI	0	10/10/2019	QC	21-NOT USED/OTHER	1170:1989	DEED	0.0
FLYNN ROBERT M & HEATHER L	PERKINS LINDA	59,000	06/13/2019	WD	03-ARM'S LENGTH	1169:1661	PROPERTY TRANSFER	100.0
		65,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11295 WEST SHORE DR

Owner's Name/Address

PERKINS LINDA & REDMOND TINA
PO BOX 794
HOUGHTON LAKE MI 48629

Tax Description

(L-986P-1185&L-916P-694&L-774 P-413) 234 L-1012 P-856 11295 WEST SHORE DRLOT 1 PINE VIEW

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/13/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	40.00	150.00	1.0000	1.0000	675	100		27,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	15.55	100	11	171
Total Estimated Land Improvements True Cash Value =				171

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,500	33,600	47,100			28,216C
2024	10,000	31,700	41,700			27,368C
2023	8,000	27,500	35,500			26,065C

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 812 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 812
Total Base New : 114,576 E.C.F.
Total Depr Cost: 77,910 X 0.833
Estimated T.C.V: 64,899

(16) Porches/Decks

Area	Type
96	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 812 SF Floor Area = 812 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	812		
			Total:	101,074	68,729
Other Additions/Adjustments					
Deck					
Treated Wood			96	2,443	1,661
Treated Wood			32	1,374	934
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
			Totals:	114,576	77,910

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 64,899

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		51,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11285 WEST SHORE DR

Owner's Name/Address

BEEBE KIRK A & PAMELA A
1463 BELSEY RD
BURTON MI 48509

Tax Description

L-1011 P-2218-2219 (L-731 P-392-393) 234 LOT 2 PINE VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	40.00	150.00	1.0000	1.0000	675	100		27,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	112	84	1,695
Wood Frame	28.00	120	74	2,486
Wood Frame	29.53	96	94	2,665
Total Estimated Land Improvements True Cash Value =				6,846

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,500	28,600	42,100			19,474C
2024	10,000	27,100	37,100			18,889C
2023	8,000	23,600	31,600			17,990C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
X	A-Frame

X	Wood Frame

Building Style: A FRAME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 796 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 36
Floor Area: 895
Total Base New : 91,054 E.C.F.
Total Depr Cost: 58,273 X 0.833
Estimated T.C.V: 48,541

(16) Porches/Decks

Area	Type
128	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 A-Frame A FRAME Cls Average Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 796 SF Floor Area = 895 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	396		
1 Story	Siding	Crawl Space	400		
			Total:	77,614	49,672

Other Additions/Adjustments

Deck			
Treated Wood	128	3,089	1,977
Treated Wood	24	1,052	673
Water/Sewer			
Public Sewer	1	1,175	752
Water Well, 150 Feet	1	8,124	5,199
	Totals:	91,054	58,273

Notes:

ECF (4006 OFF LAKE 1) 0.833 => TCV: 48,541

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUKASZEWSKI CONSTANCE E ES	WHITEFORD ROBERT	125,000	01/03/2022	WD	03-ARM'S LENGTH	1179:1248	PROPERTY TRANSFER	100.0
LUKASZEWSKI CONSTANCE E		0	03/20/2021	OTH	07-DEATH CERTIFICATE	1179:1246	OTHER	0.0
LUKASZEWSKI LEONARD J		0	04/14/2020	OTH	07-DEATH CERTIFICATE	1173:0739	PROPERTY TRANSFER	0.0
		60,000	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11275 WEST SHORE DR

Owner's Name/Address

WHITEFORD ROBERT
11275 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1016P-2662-2664(L-867P-564&L-716P-685)2 34 LOT 3 PINE VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/06/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	40.00	129.00	1.0000	0.9274	675	100		25,039
40 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	25,039

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1863	78	9,562
D/W/P: Asphalt Paving	3.10	450	48	670
Total Estimated Land Improvements True Cash Value =				10,232

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	12,500	63,700	76,200			64,519C
2024	9,300	59,600	68,900			62,580C
2023	7,400	52,200	59,600			59,600S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
2000	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 6
Floor Area:
Total Base New : 159,301 E.C.F.
Total Depr Cost: 132,978 X 0.833
Estimated T.C.V: 110,771

(16) Porches/Decks

Area	Type
21	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 77
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 2000
(11) Heating System: Forced Warm Air
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1188			
			Total:	106,097	90,182	
Other Additions/Adjustments						
42" frost-free footings, foundation			142	9,158	7,784	
Plumbing						
3 Fixture Bath			1	3,921	3,333	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	29,457	22,682	*7
Common Wall: 1 Wall			1	-2,651	-2,041	
Water/Sewer						
Public Sewer			1	1,914	1,627	
Water Well, 150 Feet			1	9,232	7,847	
Deck						
Treated Wood			21	1,014	730	*7
Treated Wood			24	1,159	834	*7
			Totals:	159,301	132,978	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 110,771

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGER ROBERT E	HUGER ROBERT E [LE]	0	02/28/2022	QC	15-LADY BIRD	1179:2529	PROPERTY TRANSFER	0.0
HUGER ROBERT E [LE]	HUGER ROBERT E	0	02/27/2022	QC	09-FAMILY	1179:2528	PROPERTY TRANSFER	0.0
HUGER ROBERT E	HUGER ROBERT E [LE]	0	03/20/2020	QC	18-LIFE ESTATE	1172:830	PROPERTY TRANSFER	0.0
HUGER DOROTHY F		0	02/05/2020	OTH	07-DEATH CERTIFICATE	1172:0829	OTHER	0.0

Property Address

11249 WEST SHORE DR

Owner's Name/Address

HUGER ROBERT E [LE]
11249 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-377 P-94 234 LOT 4 & NWLY 1/2 OF LOT 5 PINE VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 09/18/2013
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/04/2015	PB15-0220	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/29/2021	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	09/20/2011	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	75.00	150.00	1.0000	1.0000	675	100		50,625
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	50,625

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	412	51	1,294
Total Estimated Land Improvements True Cash Value =				1,294

Work Description for Permit PB15-0220, Issued 09/04/2015: 14*22 ADDITION TO MOBILE HOME

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,300	24,500	49,800			23,606C
2024	18,800	21,000	39,800			22,897C
2023	15,000	18,300	33,300			21,807C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 308 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New : 114,040 E.C.F.
Total Depr Cost: 55,915 X 0.833
Estimated T.C.V: 46,577

(16) Porches/Decks

Area	Type
50	WCP (1 Story)
924	Roof Cover Onl
24	Treated Wood
33	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 71
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	924			
Addition	Siding	Crawl	308			
			Total:	68,356	31,444	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			160	1,771	815	
Plumbing						
3 Fixture Bath			1	2,726	1,254	
Porches						
WCP (1 Story)			50	2,552	1,174	
Deck						
Treated Wood			33	1,401	644	
Treated Wood			24	1,073	494	
w/Roof (Roof portion)			924	12,650	5,819	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			280	13,826	9,816	*7
Water/Sewer						
Public Sewer			1	1,326	610	
Water Well, 150 Feet			1	8,359	3,845	
			Totals:	114,040	55,915	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 46,577

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TYNER RONALD H	OLDS, JEFFERY	101,500	03/13/2009	WD	03-ARM'S LENGTH	1081/2019	OTHER	100.0

Property Address

11245 WEST SHORE DR

Owner's Name/Address

OLDS JEFFERY A
11245 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-1026P-999&L-936 P-1125(L-420 P-531)
234 L-1046 P-1943 LOT 6 & SELY 1/2 OF LOT 5 PINE VIEW. 11245 W SHORE DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/13/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	75.00	150.00	1.0000	1.0000	675	100		50,625
75 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	50,625

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	51	73	245
D/W/P: Asphalt Paving	3.10	1100	48	1,637
D/W/P: 5in Ren. Conc.	8.94	196	93	1,629
Total Estimated Land Improvements True Cash Value =				3,511

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,300	69,500	94,800			44,156C
2024	18,800	64,700	83,500			42,829C
2023	15,000	56,800	71,800			40,790C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 220 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 11
Floor Area:
Total Base New : 205,960 E.C.F.
Total Depr Cost: 154,826 X 0.833
Estimated T.C.V: 128,970

(16) Porches/Decks

Area	Type
176	CPP
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1536
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1564 SF Floor Area = 1564 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1344			
Addition	Siding	Crawl	220			
			Total:	128,938	95,413	
Other Additions/Adjustments						
42" frost-free footings, foundation			152	9,802	7,253	
Plumbing						
3 Fixture Bath			1	3,921	2,902	
Porches						
CPP			176	2,320	2,158	*9
Water/Sewer						
Public Sewer			1	1,914	1,416	
Water Well, 150 Feet			1	9,232	6,832	
Deck						
Treated Wood			9	435	322	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1536	49,398	38,530	*7
			Totals:	205,960	154,826	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 128,970

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOCKIN DIANE M	ST GERMAINE JEFFERY & ALI	45,900	04/26/2018	WD	03-ARM'S LENGTH	1165:2012	PROPERTY TRANSFER	100.0
		50,000	02/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11239 WEST SHORE DR

Owner's Name/Address

ST GERMAINE SUMER &
ST GERMAINE JEFFERY & ALICIA
38252 MAST ST
HARRISON TOWNSHIP MI 48045

Tax Description

L-780 P-157 234 LOT 7 PINE VIEW.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/29/2019	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	850	48	2,358
D/W/P: 3.5 Concrete	5.78	8	48	22
D/W/P: 3.5 Concrete	5.78	12	48	33
Wood Frame	21.53	140	59	1,778
Total Estimated Land Improvements True Cash Value =				4,191

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	28,800	45,700			30,761C
2024	12,500	27,200	39,700			29,837C
2023	10,000	23,800	33,800			28,417C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 51
Floor Area: 816
Total Base New : 126,602 E.C.F.
Total Depr Cost: 62,035 X 0.833
Estimated T.C.V: 51,675

(16) Porches/Decks

Area	Type
312	WCP (1 Story)
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	816		
			Total:	96,340	47,206
Other Additions/Adjustments					
Porches					
WCP (1 Story)			312	8,137	3,987
Deck					
Treated Wood			40	1,532	751
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			308	11,294	5,534
Water/Sewer					
Public Sewer			1	1,175	576
Water Well, 150 Feet			1	8,124	3,981
			Totals:	126,602	62,035

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 51,675

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
11229 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
ASH CHARLES R III & LINDA 8959 QUAIL CIR PLYMOUTH MI 48170	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	90	49	290
D/W/P: 3.5 Concrete	6.58	9	49	29
Total Estimated Land Improvements True Cash Value =				319

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	9,500	26,400			12,906C
2024	12,500	9,100	21,600			12,518C
2023	10,000	8,000	18,000			11,922C

Tax Description

L-624 P-388 234 LOT 8 PINE VIEW.

Comments/Influences

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 22,291 X 0.833
Estimated T.C.V: 18,568

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	22,291
			Totals:	25,920	22,291

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,568

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
11219 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		DECK	05/16/2025	LU25-4753	INSPECT
	P.R.E. 100% 09/23/2022		ADDITION	09/22/2017	PB17-0341	COMPLETE
Owner's Name/Address	SA:					
COLLIN CARL D & DEBORAH A 11219 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-574 P-682 234 LOT 9 PINE VIEW.

Comments/Influences

Who	When	What
QT	11/05/2018	INSPECTED
MH	12/21/2017	INSPECTED
DMG	09/20/2011	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	36	47	104
Total Estimated Land Improvements True Cash Value =				104

Work Description for Permit LU25-4753, Issued 05/16/2025: GAZEBO ADDITION TO DECK, 8'10" X 12'10"
Work Description for Permit PB17-0341, Issued 09/22/2017: 1 STY RES ADDITION ON EXISTING SLAB. 12X24, 7' WALLS
ALSO PB17-0341A TO FINISH INTERIOR

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	47,700	64,600			25,606C
2024	12,500	45,100	57,600			24,837C
2023	10,000	39,400	49,400			23,655C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1124 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 33
Floor Area: 1,124
Total Base New : 153,529 E.C.F.
Total Depr Cost: 111,582 X 0.833
Estimated T.C.V: 92,948

(16) Porches/Decks

Area	Type
200	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1124 SF Floor Area = 1124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	836			
1 Story	Siding	Slab	288			*9
			Total:	130,084	95,599	
Other Additions/Adjustments						
Porches						
WGEP (1 Story)			200	13,760	9,494	*6
Water/Sewer						
Public Sewer			1	1,326	888	
Water Well, 150 Feet			1	8,359	5,601	
			Totals:	153,529	111,582	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 92,948

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-511-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
COLLIN CARL D & DEBORAH A 11219 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	24	24	178
D/W/P: 3.5 Concrete	6.58	120	49	387
Total Estimated Land Improvements True Cash Value =				565

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	9,700	26,600			13,167C
2024	12,500	9,200	21,700			12,772C
2023	10,000	8,200	18,200			12,164C

Tax Description

L-574 P-682 234 LOT 10 PINE VIEW.

Comments/Influences

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/20/2011	INSPECTED
DMG	09/08/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 22,291 X 0.833
Estimated T.C.V: 18,568

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	22,291
			Totals:	25,920	22,291

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,568

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUPI ANTHONY E ESTATE	KANTNER PERRY M	0	11/11/2014	QC	08-ESTATE	1146-1970	PROPERTY TRANSFER	0.0
LUPI ANTHONY V	KANTNER, PERRY M.	0	04/11/2007	QC	21-NOT USED/OTHER	1061/255	OTHER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

KANTNER PERRY M
5536 WEBER ROAD
SALINE MI 48176

Tax Description

L-371 P-530 234 LOT 11 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	60.00	85.00	1.0000	1.0000	675	100		40,500
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	40,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,300	0	20,300			9,889C
2024	15,000	0	15,000			9,592C
2023	12,000	0	12,000			9,136C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMON ROY W & PHYLLIS M &	BATZER TIMOTHY T & PAULA	0	10/20/2017	QC	21-NOT USED/OTHER	1164:0153	PROPERTY TRANSFER	100.0

Property Address

11240 WEST SHORE DR

Owner's Name/Address

BATZER TIMOTHY T & PAULA
16266 BIG FOUR RD
BEAR LAKE MI 49614

Tax Description

L-479 P-688 234 LOT 12 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/29/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	LAKE FT VIEW Reason	Value
OFF LAKE GROUP1	60.00	85.00	1.0000	1.0000	675	100		40,500
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	40,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	60	74	292
D/W/P: 3.5 Concrete	6.58	9	74	44
Total Estimated Land Improvements True Cash Value =				336

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,300	6,200	26,500			13,664C
2024	15,000	5,900	20,900			13,254C
2023	12,000	5,300	17,300			12,623C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 0
Total Base New : 18,263 E.C.F.
Total Depr Cost: 14,428 X 0.833
Estimated T.C.V: 12,019

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	18,263	14,428
			Totals:	18,263	14,428

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 12,019

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHUBB BARRY L & JOY L	ANDERSON KATHERINE	106,900	06/07/2018	WD	03-ARM'S LENGTH	1166:0366	PROPERTY TRANSFER	100.0
SIKORSKI WALTER R	CHUBB, BARRY L & JOY L	70,000	03/31/2008	WD	03-ARM'S LENGTH	1070/1593	OTHER	100.0

Property Address

11171 WEST SHORE DR

Owner's Name/Address

ANDERSON KATHERINE
11171 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

234 11171 W SHORE DR LOTS 13 & 14 PINE VIEW 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 06/25/2018
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Utility Building	09/15/2020	PB20-0298	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/10/2021	INSPECTED
QT	12/04/2020	INSPECTED
QT	10/22/2020	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	120.00	85.00	1.0000	1.0000	675	100		81,000
120 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	81,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	747	49	2,255
D/W/P: 3.5 Concrete	6.16	24	49	73
D/W/P: 3.5 Concrete	6.16	36	49	109
Wood Frame/Conc.	33.34	90	74	2,221
Wood Frame	21.41	256	94	5,152
Total Estimated Land Improvements True Cash Value =				9,810

Work Description for Permit PB20-0298, Issued 09/15/2020: RESIDENTIAL DETACHED STORAGE BUILDING-SHED LAKE TOWNSHIP LAND USE PERMIT #4341 16 X 16 = 256 TOTAL SQ FT ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 9/14/20

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,500	54,400	94,900			58,079C
2024	30,000	51,600	81,600			56,333C
2023	24,000	45,400	69,400			53,651C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1240 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,240
Total Base New : 179,283 E.C.F.
Total Depr Cost: 115,524 X 0.833
Estimated T.C.V: 96,231

(16) Porches/Decks

Area	Type
260	Treated Wood
32	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,240			
			Total:	142,043	90,909	
Other Additions/Adjustments						
Deck						
Treated Wood			260	4,810	3,078	
Treated Wood			32	1,374	1,292	*9
Treated Wood			36	1,476	1,314	*8
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	12,666	
Common Wall: 1 Wall			1	-2,045	-1,309	
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Fireplaces						
Wood Stove			1	2,149	1,375	
			Totals:	179,283	115,524	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 96,231

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALLAGHER PATRICK L & LIND	GALLAGHER PATRICK L & LIN	0	08/28/2017	QC	03-ARM'S LENGTH	1164:0399	PROPERTY TRANSFER	0.0
COOL DARRYL D JR & BETTY M	GALLAGHER, PATRICK & LINDA	45,000	08/05/2011	WD	03-ARM'S LENGTH	1106/1240	OTHER	100.0
		10,000	07/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

11163 WEST SHORE DR

Owner's Name/Address

GALLAGHER PATRICK L & LINDA J
REVOC LIVING TRUST
8926 W CENTERLINE ROAD
SAINT JOHNS MI 48879

Tax Description

L-866 P-588 (L-760 P-317) 234 LOT 15 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	60.00	85.00	1.0000	1.0000	675	100		40,500
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	40,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	552	74	2,516
Total Estimated Land Improvements True Cash Value =				2,516

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,300	13,100	33,400			16,683C
2024	15,000	12,500	27,500			16,182C
2023	12,000	11,200	23,200			15,412C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 13
Floor Area: 0
Total Base New : 32,400 E.C.F.
Total Depr Cost: 28,188 X 0.833
Estimated T.C.V: 23,481

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1500	32,400	28,188
			Totals:	32,400	28,188

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 23,481

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-016-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
11141 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		Res. Add/Alter/Repair	03/04/2022	PB22-0028	COMPLETE
	P.R.E. 100% 05/04/1994					
Owner's Name/Address	SA:					
ALDRICH CHARLES F & CHRISTINE 11141 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L-511 P-700 234 LOT 16 & 17 PINE VIEW 2. COMBINED ON 01/01/2024 WITH 006-512-016-0000 INTO 006-512-016-1000;

Comments/Influences

Who	When	What
QT	06/04/2021	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	65.00	85.00	1.0000	1.0000	675	100		43,875
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	43,875

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	749	74	3,647
D/W/P: 3.5 Concrete	6.58	18	74	87
D/W/P: 3.5 Concrete	6.58	960	74	4,675
Total Estimated Land Improvements True Cash Value =				8,409

Work Description for Permit PB22-0028, Issued 03/04/2022: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	21,900	89,200	111,100			56,977C
2024	16,300	84,300	100,600			55,264C
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1692 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,692
Total Base New : 286,232 E.C.F.
Total Depr Cost: 198,701 X 0.833
Estimated T.C.V: 165,518

(16) Porches/Decks

Area	Type
105	WGEP (1 Story)
42	WCP (1 Story)
371	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1692 SF Floor Area = 1692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,692			
			Total:	212,199	146,416	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Porches						
WGEP (1 Story)			105	10,015	6,910	
WCP (1 Story)			42	2,801	1,933	
Deck						
Treated Wood			371	6,214	4,288	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	18,462	12,739	
Common Wall: 1 Wall			1	-2,219	-1,531	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			640	24,026	17,779	*7
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
			Totals:	286,232	198,701	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 165,518

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALDRICH, CYRLENA	HAMEL, JASON & TRESSA	73,000	01/07/2011	WD	03-ARM'S LENGTH	1100/1538	OTHER	100.0
ALDRICH, CYRLENA	ALDRICH, CYRLENA & CHARLES	0	10/31/2008	QC	21-NOT USED/OTHER	1078/822	OTHER	0.0
ALDRICH, ARTHUR & CYLENA	ALDRICH, CYRLENA	6,000	06/01/1993	QC	21-NOT USED/OTHER	1069/803	OTHER	100.0

Property Address

11121 WEST SHORE DR

Owner's Name/Address

HAMEL JASON K &N TRESSA R
11121 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-643 P-685 234 LOT 18 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/07/2011

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	65.00	85.00	1.0000	1.0000	675	100		43,875
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	43,875

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	739	69	3,141
D/W/P: Asphalt Paving	2.89	652	69	1,300
Total Estimated Land Improvements True Cash Value =				4,441

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	21,900	56,300	78,200			37,737C
2024	16,300	53,100	69,400			36,603C
2023	13,000	46,600	59,600			34,860C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 960
Total Base New : 181,923 E.C.F.
Total Depr Cost: 125,527 X 0.833
Estimated T.C.V: 104,564

(16) Porches/Decks

Area	Type
168	WGEP (1 Story)
180	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	960		
			Total:	132,404	91,358
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,206
Porches					
WGEP (1 Story)			168	13,506	9,319
Deck					
Treated Wood			180	3,861	2,664
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	13,550
Common Wall: 1 Wall			1	-2,219	-1,531
Water/Sewer					
Public Sewer			1	1,494	1,031
Water Well, 150 Feet			1	8,594	5,930
			Totals:	181,923	125,527

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 104,564

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CELENTINO VICTOR	DHILLON, HIRDHEYPAL	30,000	11/01/2008	WD	03-ARM'S LENGTH	1078/513 1136/1	OTHER	100.0

Property Address

11091 WEST SHORE DR

Owner's Name/Address

DHILLON HIRDHEYPAL
178 BEDFORD LN
ROUND LAKE IL 60073

Tax Description

L-976 P-923 (L-947P-55&L-705 P-171) 234 LOT 19 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	65.00	85.00	1.0000	1.0000	675	100		43,875
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	43,875

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	50	237
D/W/P: 3.5 Concrete	6.58	180	50	592
Metal Prefab	17.91	120	30	645
Wood Frame	28.00	120	30	1,008
Total Estimated Land Improvements True Cash Value =				2,482

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	21,900	16,900	38,800			17,968C
2024	16,300	14,800	31,100			17,428C
2023	13,000	12,500	25,500			16,599C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1965 ROYC	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 32 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 72,404 E.C.F.
Total Depr Cost: 34,752 X 0.833
Estimated T.C.V: 28,948

(16) Porches/Decks

Area	Type
243	CGEP (1 Story)
480	Roof Cover Onl
180	Roof Cover Onl
56	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 252
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1965
(11) Heating System: Wall Furnace
Ground Area = 502 SF Floor Area = 502 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	470		
Addition	Siding	Slab	32		
			Total:	34,841	16,724
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			116	1,284	616
Plumbing					
3 Fixture Bath			1	2,726	1,308
Porches					
CGEP (1 Story)			243	9,239	4,435
Deck					
Treated Wood			56	1,838	882
w/Roof (Roof portion)			480	6,605	3,170
w/Roof (Roof portion)			180	2,804	1,346
Water/Sewer					
Public Sewer			1	1,326	636
Water Well, 150 Feet			1	8,359	4,012
Carports					
Aluminum			252	3,382	1,623
			Totals:	72,404	34,752

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 28,948

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHEPKE CHASE S & SCHEPKE	SCHEPKE CHASE S	0	03/14/2022	QC	09-FAMILY	1180:943	DEED	0.0
FEDERAL NATIONAL MORTGAGE	SCHEPKE CHASE S & SCHEPKE	70,000	09/22/2017	CD	12-FROM LENDING INSTITUTI	1163:1932	PROPERTY TRANSFER	100.0
HULL DEAN E	FANNIE MAE	54,200	05/13/2016	SD	10-FORECLOSURE	1159-132	PROPERTY TRANSFER	0.0
LENON, REBECCA R	HULL, DEAN E	1	04/04/2008	WD	21-NOT USED/OTHER	1070/770	OTHER	100.0

Property Address

11073 WEST SHORE DR

Owner's Name/Address

SCHEPKE CHASE S
11073 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-1016P-1771&L-883P-594&L-515 P-401) 234 L-1019 P-724 11073 W SHORE DRLOT 20 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/12/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	12/19/2022	PB22-0492	COMPLETE
GARAGE	11/05/2007	PB07-0371	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	11/29/2022	INSPECTED
QT	11/01/2022	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

* Factors *

Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	65.00	85.00	1.0000	1.0000	675	100		43,875
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	43,875

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Picket, 30-40	12.38	78	24	232
D/W/P: Asphalt Paving	2.89	1212	69	2,417
Total Estimated Land Improvements True Cash Value =				2,649

Work Description for Permit PB22-0492, Issued 12/19/2022: 12 X 12 = 144 TOTAL SQ FT SECOND STORY DECK LAKE TOWNSHIP LAND USE PERMIT #4482; ROSCOMMON COUNTY SOIL EROSION WAIVER DATED 12/14/22

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	21,900	58,500	80,400			49,191C
2024	16,300	55,300	71,600			47,712C
2023	13,000	45,800	58,800			43,493C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 1,080
Total Base New : 168,627 E.C.F.
Total Depr Cost: 133,215 X 0.833
Estimated T.C.V: 110,968

(16) Porches/Decks

Area	Type
143	Treated Wood
88	Roof Cover Onl
16	Treated Wood
130	Wood Balcony

(17) Garage

Year Built: 2007
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1080
% Good: 0
Storage Area: 1080
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Overhang	1,080			
			Total:	97,978	77,403	
Other Additions/Adjustments						
Deck						
Treated Wood			143	3,323	1,661	*5
Treated Wood			16	731	694	*9
w/Roof (Roof portion)			88	1,639	1,295	
Balcony						
Wood Balcony			130	5,296	5,031	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Storage Over Garage			1080	14,839	11,723	
Base Cost			1080	34,733	27,439	
Water/Sewer						
Public Sewer			1	1,494	1,180	
Water Well, 150 Feet			1	8,594	6,789	
			Totals:	168,627	133,215	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 110,968

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OROURKE JOHNSON PEGGY	BELLOW VICTOR R JR	110,000	11/10/2023	WD	03-ARM'S LENGTH	1185:2295	PROPERTY TRANSFER	100.0
GARFIELD VICKI & JAMES S	OROURKE JOHNSON PEGGY	95,000	11/10/2022	WD	03-ARM'S LENGTH	1182:2313	PROPERTY TRANSFER	100.0
SPEAKS BETTY J TRUST	GARFIELD VICKI & JAMES S	30,000	07/18/2017	WD	03-ARM'S LENGTH	1163:0169	PROPERTY TRANSFER	100.0
SPEAKS BETTY J TRUST 8/25/	SPEAKS BETTY J REVOCABLE T	0	04/01/2010	QC	21-NOT USED/OTHER	1092//219	OTHER	0.0

Property Address

11071 WEST SHORE DR

Owner's Name/Address

BELLOW VICTOR R JR
2506 STILLWATER DR
CHAMPAIGN IL 61821

Tax Description

(L-1013P-2237-2238&L955P-821&L-584P-545)2 34 L-1024 P-1754 LOT 21 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	65.00	85.00	1.0000	1.0000	675	100		43,875
65 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	43,875

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1136	69	5,158
Total Estimated Land Improvements True Cash Value =				5,158

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	21,900	35,900	57,800			50,519C
2024	16,300	32,700	49,000			49,000S
2023	13,000	28,700	41,700			41,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1988 MANS	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 192 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 18
Floor Area:
Total Base New : 125,363 E.C.F.
Total Depr Cost: 74,489 X 0.833
Estimated T.C.V: 62,049

(16) Porches/Decks

Area	Type
256	WCP (1 Story)
980	Roof Cover Onl
16	Treated Wood
64	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 75
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1988
(11) Heating System: Forced Warm Air
Ground Area = 1172 SF Floor Area = 1172 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	980			
Addition	Siding	Crawl	192			
			Total:	67,121	34,233	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			168	1,860	949	
Plumbing						
3 Fixture Bath			1	2,726	1,390	
Porches						
WCP (1 Story)			256	8,223	6,167	*7
Deck						
Treated Wood			64	1,980	1,485	*7
Treated Wood			16	715	536	*7
w/Roof (Roof portion)			980	13,416	10,062	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	14,728	*7
Water/Sewer						
Public Sewer			1	1,326	676	
Water Well, 150 Feet			1	8,359	4,263	
			Totals:	125,363	74,489	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 62,049

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KERCHKOF TIMOTHY & TERESA	KERCHKOF TIMOTHY J & TERES	0	09/10/2018	QC	18-LIFE ESTATE	1167:0454	DEED	0.0
MUSIELAK RANDALL P & CARLA	KERCHKOF TIMOTHY & TERESA	55,000	06/24/2016	WD	03-ARM'S LENGTH	1159-1146	PROPERTY TRANSFER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

KERCHKOF TIMOTHY J & TERESA A [LE]
28035 ASMUS
ROSEVILLE MI 48066

Tax Description

L-598 P-518 234 LOT 22 PINE VIEW 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

QT 06/04/2021 INSPECTED
DMG 09/13/2010 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	60.00	85.00	1.0000	0.7528	675	100		30,487
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	30,487

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	15,200	8,300	23,500			14,283C
2024	11,300	7,800	19,100			13,854C
2023	9,000	7,000	16,000			13,195C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 0
Total Base New : 24,784 E.C.F.
Total Depr Cost: 19,579 X 0.833
Estimated T.C.V: 16,309

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1600
% Good: 0
Storage Area: 0
No Conc. Floor: 1600

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1600	34,560	27,302
No Concrete Floor			1600	-9,776	-7,723
			Totals:	24,784	19,579

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 16,309

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
WEST SHORE DR

Owner's Name/Address
ROLLISON CHARLES E & MURPHY JUNE C 9005 VASSAR RD GRAND BLANC MI 48439-9553

Tax Description
L-999 P-1953 (L-748 P-149) 234 LOT 23 PINE VIEW 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	60.00	85.00	1.0000	1.0000	675	100		40,500
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	40,500

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,300	0	20,300			9,608C
2024	15,000	0	15,000			9,320C
2023	12,000	0	12,000			8,877C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FAVA JANET M & EUGENE J	ERDMAN DANIEL T & SUSAN K	550,000	07/21/2023	WD	20-MULTI PARCEL SALE REF	1184:2280	PROPERTY TRANSFER	100.0
WEST SHORE INVESTMENT LLC	FAVA JANET M & EUGENE J	255,000	09/05/2017	WD	20-MULTI PARCEL SALE REF	1163:1370	PROPERTY TRANSFER	100.0

Property Address

11025 WEST SHORE DR

Owner's Name/Address

ERDMAN DANIEL T & SUSAN K TRUST
9703 AZURE LAKE DR
MAGNOLIA TX 77354

Tax Description

L-1047 P-2089 (L-676 P-112) 234 11025 W SHORE DR 48629 LOT 24 PINEVIEW NO 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/12/2023	INSPECTED
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	60.00	85.00	1.0000	1.0000	675	100		40,500
60 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	40,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	800	69	1,711
D/W/P: 3.5 Concrete	6.58	4	74	19
Total Estimated Land Improvements True Cash Value =				1,730

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,300	10,700	31,000			26,084C
2024	15,000	10,300	25,300			25,300S
2023	12,000	8,600	20,600			14,458C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 10
Floor Area: 0
Total Base New : 26,165 E.C.F.
Total Depr Cost: 23,548 X 0.833
Estimated T.C.V: 19,615

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=90/100/100/100/90
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	23,548
			Totals:	26,165	23,548

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 19,615

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SICH CONNIE J	FRANKLIN (SICH) CONNIE J	0	03/13/2025	OTH	07-DEATH CERTIFICATE	OBITUARY ONLINE	OTHER	0.0
SICH LYNN J	SICH CONNIE J	0	05/12/1995	QC	21-NOT USED/OTHER	0694:598	DEED	0.0

Property Address

11011 WEST SHORE DR

Owner's Name/Address

SICH CONNIE J ESTATE
11011 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-694 P-598 234 11011 W SHORE DR LOTS 25 & 26 PINE VIEW #2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/07/2024	PB24-0361	COMPLETE
DEMO	09/17/2024	LU24-4702	COMPLETE
Res. Add/Alter/Repair	06/27/2022	PB22-0185	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	11/01/2022	INSPECTED
QT	06/04/2021	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	120.00	85.00	1.0000	1.0000	675	100		81,000
120 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	81,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	24	24	90
D/W/P: 3.5 Concrete	6.16	457	69	1,942
D/W/P: Asphalt Paving	2.89	1570	49	2,223
Wood Frame	21.45	252	99	5,351
Total Estimated Land Improvements True Cash Value =				9,606

Work Description for Permit PB24-0361, Issued 10/07/2024: 14 X 18 SHED LAKE TWP 4713 10-4-24
Work Description for Permit LU24-4702, Issued 09/17/2024: DEMO 8X12 SHED
Work Description for Permit PB22-0185, Issued 06/27/2022: 8 X 20 = 160 TOTAL SQ FT DECK TO MATCH HOUSE; FOOTING MIN 24" MAX 42" DEPTH; LAKE TOWNSHIP LAND USE PERMIT #4495; ROSCOMMON CO SOIL EROSION 225 SQ FT WAIVER PERMIT DATED 6/27/22

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,500	62,600	103,100			48,025C
2024	30,000	57,200	87,200			44,221C
2023	24,000	53,400	77,400			44,111C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 1,248
Total Base New : 195,210 E.C.F.
Total Depr Cost: 134,971 X 0.833
Estimated T.C.V: 112,431

(16) Porches/Decks

Area	Type
64	WGEP (1 Story)
152	Treated Wood
160	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
			Total:	146,949	101,395	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,860	2,663	
Porches						
WGEP (1 Story)			64	6,572	4,535	
Deck						
Treated Wood			152	3,379	2,332	
Treated Wood			160	3,498	3,323	*9
Treated Wood			36	1,476	384	*2
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	19,791	13,656	
Water/Sewer						
Public Sewer			1	1,326	915	
Water Well, 150 Feet			1	8,359	5,768	
			Totals:	195,210	134,971	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 112,431

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NYLANDER DOUGLAS J	NYLANDER VICKI L	0	10/26/2018	QC	21-NOT USED/OTHER	1167:2190	PROPERTY TRANSFER	0.0
NYLANDER J LEE & VICKI L	NYLANDER DOUGLAS J	0	04/22/2004	QC	21-NOT USED/OTHER	1008:2452	PROPERTY TRANSFER	0.0
NYLANDER DOUGLAS J	NYLANDER J LEE & VICKI L &	0	11/09/2000	WD	21-NOT USED/OTHER	0910:150	PROPERTY TRANSFER	0.0
KLINE RICHARD G & PATRICIA	NYLANDER DOUGLAS J	43,000	10/10/2000	WD	21-NOT USED/OTHER	0903:323	OTHER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

NYLANDER VICKI L
11008 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-910P-150&L-903 P-323&L-493 P-516) 234 L-1008 P-2452 (L-996P-1601) PART OF LOT 27 BEG AT SE COR LOT 27 TH N08DEG30'59"W 55FT TH S89DEG41'29"W 85.98FT TH S08DEG34'30"E 55FT TH N89DEG41'48" E 85.92FT TO POB PINE VIEW NO. 2 **LEGAL DESCRIPTION RECORDED ON QUIT CLAIM 1167:2190 DOES NOT MATCH LEGAL DESCRIPTION ON FILE, WARRANTY DEEDS 903:323; 910:150**

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	09/13/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	55.00	85.00	1.0000	1.0000	675	100		37,125
55 Actual Front Feet, 0.11 Total Acres							Total Est. Land Value =	37,125

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	18,600	8,100	26,700			12,831C
2024	13,800	7,700	21,500			12,446C
2023	11,000	6,900	17,900			11,854C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 0
Total Base New : 26,165 E.C.F.
Total Depr Cost: 19,362 X 0.833
Estimated T.C.V: 16,129

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	19,362
			Totals:	26,165	19,362

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 16,129

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-512-027-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
WEST SHORE DR

Owner's Name/Address
SICH CONNIE JO 11011 WEST SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-694 P-599 234 11009 W HOUGHTON LK DR 48629 PART OF LOT 27 COM AT SE COR OF LOT 27 TH N08DEG30'59"W 55 FT FOR POB TH N08DEG 30'59"W 44.2 FT TH S81DEG25'30"W 85 FT TH S0DEG34'30"E 31.65 FT TH N89DEG41'29"E 85.98 FT TO POB. PINE VIEW #2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
MH	12/29/2016	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	32.00	85.00	1.0000	1.0000	675	100		21,600
32 Actual Front Feet, 0.06 Total Acres							Total Est. Land Value =	21,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,800	3,900	14,700			7,210C
2024	8,000	3,700	11,700			6,994C
2023	6,400	0	6,400			4,757C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 0
Total Base New : 13,360 E.C.F.
Total Depr Cost: 9,218 X 0.833
Estimated T.C.V: 7,679

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			320	13,360	9,218
			Totals:	13,360	9,218

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 7,679

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SCHILTGES DAVID & SUZANNE C 3123 S CAMBRIDGE LANSING MI 48911	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Tax Description

234 LOT 1 EXC TH SW'LY 110 FT THEREOF THE POINT. INCLUDED IN AND ASSESSED WITH 7206-023-008-0082.

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
DMG	09/13/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-001-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR JOHN M TRUST 10/30/	SMITH MICHAEL & MARLENE A	225,000	09/16/2013	WD	03-ARM'S LENGTH	1133/679	OTHER	100.0

Property Address

1597 LONG POINT

Owner's Name/Address

SMITH MICHAEL & MARLENE A &
SMITH SHANNON M
15 WOODLAND SHORE
GROSSE POINT SHORES MI 48236

Tax Description

L-999 P-2642 (L-246P-204&L-327P-471) 234 NE'LY 80 FT OF SW'LY 110 FT LOT 1 THE POINT. 006-023-008-0161 ASSESSED WITH THIS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/21/2013	256	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/23/2019	INSPECTED
DMG	12/02/2013	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	88.00	150.00	1.0000	1.0000	3400	100		299,200
88 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	299,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1680	73	8,069
Wood Frame	26.33	160	73	3,075
Total Estimated Land Improvements True Cash Value =				11,144

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	149,600	103,100	252,700			164,982C
2024	140,800	98,300	239,100			160,022C
2023	123,200	79,800	203,000			152,402C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1108 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 37
Floor Area: 1,612
Total Base New : 233,918 E.C.F.
Total Depr Cost: 147,385 X 1.283
Estimated T.C.V: 189,095

(16) Porches/Decks

Area	Type
606	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C -5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1108 SF Floor Area = 1612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,008		
1 Story	Siding	Crawl Space	100		
			Total:	183,437	115,583

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	2,927
Deck			
Treated Wood	606	8,569	5,398
Treated Wood	20	913	575
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	484	19,752	12,444
Water/Sewer			
Public Sewer	1	1,494	941
Water Well, 150 Feet	1	8,594	5,414
Fireplaces			
Exterior 1 Story	1	6,513	4,103
	Totals:	233,918	147,385

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 189,095

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-001-7500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
1557 LONG POINT

Owner's Name/Address
GAINES SCOTT A & DEBORAH 1557 LONG POINT DR HOUGHTON LAKE MI 48629

Tax Description
L-924 P-654 (L-899P-503&L-247P-152) 234 SW'LY 30 FT OF LOT 1 & NELY 1/2 OF LOT 2 THE POINT. ASSESSED WITH 006-023-008-0120

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/28/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
	05/10/2023	LU23-4578	COMPLETE
ADDITION	01/01/2016	PB16-0113	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
MH	11/14/2017	INSPECTED
DMG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	40.47	40	95	1,538
D/W/P: 3.5 Concrete	6.58	900	71	4,205
D/W/P: 3.5 Concrete	6.58	351	91	2,102
D/W/P: 3.5 Concrete	6.58	186	91	1,114
Wood Frame	39.24	24	95	895
Total Estimated Land Improvements True Cash Value =				9,854

Work Description for Permit LU23-4578, Issued 05/10/2023: SHED IN FRONT OF DWELLING, DENIED BY OEO. GOING TO ZBA
Work Description for Permit PB16-0113, Issued 01/01/2016: ADDITION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	131,000	267,000			169,804C
2024	128,000	125,400	253,400			164,699C
2023	112,000	98,700	210,700			153,809C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1708 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 34
Floor Area: 1,708
Total Base New : 251,267 E.C.F.
Total Depr Cost: 191,595 X 1.283
Estimated T.C.V: 245,816

(16) Porches/Decks

Area	Type
40	CCP (1 Story)
280	4in Concrete
64	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 96
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1708 SF Floor Area = 1708 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	896			
1 Story	Siding	Crawl Space	812			*9
			Total:	213,947	165,944	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,066	
Porches						
CCP (1 Story)			40	1,261	832	
4in Concrete			280	2,290	2,175	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 2 Wall			1	-4,439	-2,930	
Base Cost			96	4,821	3,182	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	12,960	
Common Wall: 1 Wall			1	-2,219	-1,465	
Water/Sewer						
Public Sewer			1	1,494	986	
Water Well, 150 Feet			1	8,594	5,672	
Deck						
w/Roof (Roof portion)			64	1,235	1,173	
			Totals:	251,267	191,595	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 245,816

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARY EDWARD D	CARY JOYCE S	0	05/23/1984	QC	09-FAMILY	0457:430	DEED	0.0

Property Address

1547 LONG POINT

Owner's Name/Address

CARY JOYCE S
1482 KELLY RD
MASON MI 48854-9619

Tax Description

L-463 P-270 234 S 1/2 OF LOT 2 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 12/26/2002
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
MG	08/23/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	16	73	77
D/W/P: 3.5 Concrete	6.58	1416	73	6,801
Total Estimated Land Improvements True Cash Value =				6,878

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	81,300	166,300			93,148C
2024	80,000	77,800	157,800			90,348C
2023	70,000	62,700	132,700			86,046C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,120
Total Base New : 195,841 E.C.F.
Total Depr Cost: 133,173 X 1.283
Estimated T.C.V: 170,861

(16) Porches/Decks

Area	Type
200	Treated Wood
300	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 144
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,120		
			Total:	151,958	103,332
Other Additions/Adjustments					
Deck					
Treated Wood			200	4,134	2,811
Treated Wood			300	5,397	3,670
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	15,154
Storage Over Garage			144	1,979	1,346
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
			Totals:	195,841	133,173

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 170,861

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1537 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KACZMAREK ROBERT L & RENEE P TRUST 5935 SHATUCK RD APT 36 SAGINAW MI 48603	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/23/2013	INSPECTED

Tax Description

L-934 P-687 (L-498 P-442) 234 NE'LY 1/2 OF LOT 3 THE POINT.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	20	50	165
D/W/P: 3.5 Concrete	6.58	1464	48	4,624
Total Estimated Land Improvements True Cash Value =				4,789

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	98,200	183,200			87,054C
2024	80,000	93,600	173,600			84,437C
2023	70,000	75,400	145,400			80,417C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,416
Total Base New : 226,965 E.C.F.
Total Depr Cost: 147,527 X 1.283
Estimated T.C.V: 189,277

(16) Porches/Decks

Area	Type
954	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
1.25 Story	Siding	Slab	672		
			Total:	173,674	112,888
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,020
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	26,165	17,007
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Deck					
Treated Wood			954	12,392	8,055
			Totals:	226,965	147,527

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 189,277

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-003-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DARK LEO M [LE] & DARK MAR	DARK LEO M & DARK MARK E	0	09/09/2019	QC	21-NOT USED/OTHER	1170:1254	PROPERTY TRANSFER	0.0
DARK LEO M	DARK LEO M [LE]	0	07/06/2017	QC	18-LIFE ESTATE	1163:0221	PROPERTY TRANSFER	0.0
DARK EDWARD L & LOIS M	DARK, LEO & MARK	0	02/15/2012	QC	21-NOT USED/OTHER	1112/323	OTHER	100.0

Property Address
1525 LONG POINT

Owner's Name/Address
DARK LEO M & DARK MARK E TRUST
7805 CHEVALIER CT
SEVERN MD 21144

Tax Description
L-938 P-579 234 SW'LY 1/2 OF LOT 3 THE POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	768	73	3,689
Total Estimated Land Improvements True Cash Value =				3,689

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	91,600	176,600			97,520C
2024	80,000	87,300	167,300			94,588C
2023	70,000	70,200	140,200			90,084C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,170
Total Base New : 200,657 E.C.F.
Total Depr Cost: 136,446 X 1.283
Estimated T.C.V: 175,060

(16) Porches/Decks

Area	Type
490	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 156
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	936		
			Total:	146,010	99,286
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Deck					
Treated Wood			490	7,453	5,068
Treated Wood			32	1,404	955
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	23,575	16,031
Storage Over Garage			156	2,143	1,457
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Interior 1 Story			1	5,338	3,630
			Totals:	200,657	136,446

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 175,060

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEARL PHYLLIS A TRUST	DAVIS TODD W & KELLI K	330,000	11/18/2016	WD	03-ARM'S LENGTH	1160-2158	PROPERTY TRANSFER	100.0
PEARL PHYLLIS A		0	12/05/2013	OTH	07-DEATH CERTIFICATE	1160-2156	PROPERTY TRANSFER	0.0

Property Address

1515 LONG POINT

Owner's Name/Address

DAVIS TODD W & KELLI K
902 WOODBURY DR
GRAND LEDGE MI 48837

Tax Description

L-504 P-694 234 LOT 4 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/20/2022	PB22-0209	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
KH	10/30/2019	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2814	73	13,517
D/W/P: 3.5 Concrete	6.58	356	95	2,225
D/W/P: Patio Blocks	15.61	192	48	1,439
Total Estimated Land Improvements True Cash Value =				17,181

Work Description for Permit PB22-0209, Issued 06/20/2022: REROOF HOUSE MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED hlbuildingagency@gmail.com or FAX 989-422-7241

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	189,300	359,300			213,701C
2024	160,000	180,800	340,800			207,276C
2023	140,000	147,000	287,000			197,406C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1372 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 27
Floor Area: 1,912
Total Base New : 375,246 E.C.F.
Total Depr Cost: 273,926 X 1.283
Estimated T.C.V: 351,447

(16) Porches/Decks

Area	Type
65	CCP (1 Story)
75	CCP (1 Story)
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1372 SF Floor Area = 1912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,372		
0.5 Story	Siding	Overhang	1080		
			Total:	272,565	198,971

Other Additions/Adjustments

Exterior			
Brick Veneer	48	984	718
Stone Veneer	151	7,043	5,141
Plumbing			
3 Fixture Bath	2	13,663	9,974
Porches			
CCP (1 Story)	65	2,434	1,777
CCP (1 Story)	75	2,776	2,026
Balcony			
Wood Balcony	80	3,979	2,905
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	528	18,628	13,598
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1080	38,362	28,004
Water/Sewer			
Public Sewer	1	1,914	1,397
Water Well, 150 Feet	1	9,232	6,739
Fireplaces			
Prefab 1 Story	1	3,666	2,676

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		250,000	10/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1489 LONG POINT

Owner's Name/Address

O'CONNOR JAMES G & TAMMY A
1900 DEER PATH TRL
OXFORD MI 48371

Tax Description

L-1015 P-381 (L-380 P-233) 234 NE'LY 1/2 OF LOT 5 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	08/31/2014	3916	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	23	145
D/W/P: 3.5 Concrete	6.58	673	73	3,232
Total Estimated Land Improvements True Cash Value =				3,377

Work Description for Permit 3916, Issued 08/31/2014: 16*16 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	100,100	185,100			101,858C
2024	80,000	95,400	175,400			98,796C
2023	70,000	76,800	146,800			94,092C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1368 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,368
Total Base New : 222,486 E.C.F.
Total Depr Cost: 152,480 X 1.283
Estimated T.C.V: 195,632

(16) Porches/Decks

Area	Type
72	CPP
263	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1368 SF Floor Area = 1368 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,368			
			Total:	176,208	119,822	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,159	
Porches						
CPP			72	1,611	1,095	
Deck						
Treated Wood			263	4,958	4,561	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	13,353	
Water/Sewer						
Public Sewer			1	1,494	1,016	
Water Well, 150 Feet			1	8,594	5,844	
Fireplaces						
Interior 1 Story			1	5,338	3,630	
			Totals:	222,486	152,480	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 195,632

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-005-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1485 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
ALLEN DENISE D TRUST 4107 CONGRESS ST MIDLAND MI 48640	2026 Est TCV Tentative					

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Tax Description

L-1016 P-256 (L-293 P-214) 234 SW'LY 1/2 OF LOT 5 THE POINT.

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	463	95	2,895
D/W/P: 3.5 Concrete	6.58	620	75	3,060
Total Estimated Land Improvements True Cash Value =				5,955

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	147,900	232,900			129,325C
2024	80,000	141,300	221,300			125,437C
2023	70,000	114,100	184,100			119,464C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
6	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1680 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,680
Total Base New : 282,926 E.C.F.
Total Depr Cost: 220,682 X 1.283
Estimated T.C.V: 283,135

(16) Porches/Decks

Area	Type
135	WCP (1 Story)
20	CCP (1 Story)
135	WGEP (1 Story)
24	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 912
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 6
(11) Heating System: Forced Heat & Cool
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,680		
			Total:	217,288	169,486
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,624
Porches					
WCP (1 Story)			135	6,063	4,729
WGEP (1 Story)			135	11,776	9,185
CCP (1 Story)			20	1,007	785
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			912	31,145	24,293
Common Wall: 1 Wall			1	-2,219	-1,731
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Fireplaces					
Prefab 1 Story			1	2,592	2,022
Deck					
w/Roof (Roof portion)			24	540	421
			Totals:	282,926	220,682

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 283,135

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH ROBERT J & ALLEGRA J	MILLER JARRETT L & PEPPER	450,000	12/19/2024	OTH	19-MULTI PARCEL ARM'S LEN	1188:2578	PROPERTY TRANSFER	100.0
SMITH ROBERT J	SMITH ROBERT J & ALLEGRA J	0	05/15/2024	OTH	07-DEATH CERTIFICATE	1187:2163	PROPERTY TRANSFER	0.0
SMITH ALLEGRA J		0	02/11/2024	OTH	07-DEATH CERTIFICATE	1187:2162	OTHER	0.0
SMITH ROBERT J & ALLEGRA J	SMITH ROBERT J & ALLEGRA J	0	06/25/2015	QC	09-FAMILY	1152-2007	PROPERTY TRANSFER	0.0

Property Address

1477 LONG POINT

Owner's Name/Address

MILLER JARRETT L & PEPPER A
72952 SOLANUS DR
ROMEO MI 48065

Tax Description

234 N'LY 1/2 OF LOT 6 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	35	50	273
Total Estimated Land Improvements True Cash Value =				273

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	79,600	164,600			164,600S
2024	80,000	63,100	143,100			85,606C
2023	70,000	50,500	120,500			81,530C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1968	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 988 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 988
Total Base New : 158,042 E.C.F.
Total Depr Cost: 120,112 X 1.283
Estimated T.C.V: 154,104

(16) Porches/Decks

Area	Type
216	Composite
42	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1968
(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 988 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	988		
			Total:	132,106	100,401
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,494	1,135
Water Well, 150 Feet			1	8,594	6,531
Fireplaces					
Interior 1 Story			1	5,338	4,057
Deck					
Composite w/Roof (Deck Portion)			216	4,415	3,355
Composite w/Roof (Roof portion)			216	3,588	2,727
Composite w/Roof (Deck Portion)			42	1,643	1,249
Composite w/Roof (Roof portion)			42	864	657
			Totals:	158,042	120,112

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 154,104

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-006-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAZZELLA ROBERT	MAZZELLA ROBERT B [LE]	0	05/31/2024	QC	15-LADY BIRD	1187:1208	DEED	0.0
MAZZELLA ROBERT & NANCY A	MAZZELLA ROBERT	0	09/23/2021	QC	15-LADY BIRD	1179:0409	DEED	0.0
MAZZELLA NANCY A		0	11/03/2019	OTH	07-DEATH CERTIFICATE	1179:408	OTHER	0.0

Property Address

1469 LONG POINT

Owner's Name/Address

MAZZELLA ROBERT B [LE]
19065 CONNECTICUT ST
ROSEVILLE MI 48066

Tax Description

L-593 P-589 L-599 P-59 234 SLY 1/2 OF LOT 6 THE POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	68	48	201
D/W/P: Patio Blocks	14.27	442	48	3,027
Wood Frame/Conc.	28.38	192	73	3,978
Total Estimated Land Improvements True Cash Value =				7,206

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	76,300	161,300			79,884C
2024	80,000	72,800	152,800			77,483C
2023	70,000	58,600	128,600			73,794C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 520 S.F.
Slab: 800 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,320
Total Base New : 162,655 E.C.F.
Total Depr Cost: 110,606 X 1.283
Estimated T.C.V: 141,907

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
1 Story	Siding	Crawl Space	520		
			Total:	146,961	99,934
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,625
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Wood Stove			1	2,149	1,461
			Totals:	162,655	110,606

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 141,907

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RESMER JUDITH L	RESMER JUDITH L [LE]	0	03/09/2020	QC	18-LIFE ESTATE	1172:671	PROPERTY TRANSFER	0.0
RESMER MICHAEL J		0	07/14/2008	PTA	07-DEATH CERTIFICATE	1172:1043	OTHER	0.0

Property Address

1455 LONG POINT

Owner's Name/Address

RESMER JUDITH L [LE]
1708 E PINCONNING ROAD
PINCONNING MI 48650

Tax Description

L-384 P-359 234 NE 1/2 OF LOT 7 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	252	73	1,210
Wood Frame	28.00	120	48	1,613
Total Estimated Land Improvements True Cash Value =				2,823

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	32,200	117,200			65,967C
2024	80,000	30,700	110,700			63,984C
2023	70,000	24,400	94,400			60,938C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg.		Large Avg.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 47
Floor Area: 672
Total Base New : 87,138 E.C.F.
Total Depr Cost: 46,183 X 1.283
Estimated T.C.V: 59,253

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding/Brick	Slab	672		
			Total:	77,839	41,254
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	623
Water Well, 150 Feet			1	8,124	4,306
			Totals:	87,138	46,183

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 59,253

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-007-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1447 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KAZMIERSKI MARY ANN 1314 HINE STREET BAY CITY MI 48706	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-399 P-161 234 SW 1/2 OF LOT 7 THE POINT.

Comments/Influences

Who	When	What
QT	05/22/2024	INSPECTED
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	12	48	36
D/W/P: 3.5 Concrete	6.16	16	48	48
Wood Frame	24.89	120	48	1,434
Total Estimated Land Improvements True Cash Value =				1,518

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	48,400	133,400			84,312C
2024	80,000	46,200	126,200			81,777C
2023	70,000	36,800	106,800			77,883C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 930 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 930
Total Base New : 117,015 E.C.F.
Total Depr Cost: 73,718 X 1.283
Estimated T.C.V: 94,580

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 930 SF Floor Area = 930 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	930		
			Total:	107,330	67,617
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	117,015	73,718

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 94,580

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER JEFFREY & MCDONALD	QUINN BRAD & JANIE	162,500	07/12/2019	WD	03-ARM'S LENGTH	1169:2395	PROPERTY TRANSFER	100.0
MIKOLAIZIK JAMES D & LESLE	MILLER JEFFREY & MCDONALD	159,000	06/08/2018	WD	03-ARM'S LENGTH	1166:456	PROPERTY TRANSFER	100.0
MIKOLAIZIK JAMES D & LESLE	MIKOLAIZIK JAMES D & LESLE	0	05/21/2016	QC	21-NOT USED/OTHER	1159-0271	PROPERTY TRANSFER	0.0
ANDERSON GAIL A & ROBERT	MIKOLAIZIK JAMES D & LESLE	90,000	05/20/2016	WD	03-ARM'S LENGTH	1159-0269	PROPERTY TRANSFER	100.0

Property Address

1441 LONG POINT

Owner's Name/Address

QUINN BRAD & JANIE
7501 S WILLIAMS RD
SAINT JOHNS MI 48879

Tax Description

L-714 P-497 234 NE'LY 1/2 OF LOT 8 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/02/2018	LU18-4204	CANCELED

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/26/2020	INSPECTED
CW	07/22/2019	INSPECTED
QT	11/12/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	48	20	63
D/W/P: 3.5 Concrete	6.58	81	74	394
Wood Frame	24.99	192	98	4,702
Total Estimated Land Improvements True Cash Value =				5,159

Work Description for Permit LU18-4204, Issued 10/02/2018: 32X42 ADDITION TO EXISTING HOME

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	27,000	112,000			82,596C
2024	80,000	26,200	106,200			80,113C
2023	70,000	20,600	90,600			76,299C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1960	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 528 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 53
Floor Area: 528
Total Base New : 85,263 E.C.F.
Total Depr Cost: 37,228 X 1.283
Estimated T.C.V: 47,764

(16) Porches/Decks

Area	Type
220	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 1960
(11) Heating System: Wall/Floor Furnace
Ground Area = 528 SF Floor Area = 528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	528			
			Total:	61,295	28,809	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			220	10,540	2,108	*2
Water/Sewer						
Public Sewer			1	1,175	552	
Water Well, 150 Feet			1	8,124	3,818	
Fireplaces						
Interior 1 Story			1	4,129	1,941	
			Totals:	85,263	37,228	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 47,764

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-008-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS DANIEL J & SANDRA	LEWIS JAMES C & JULIE L	280,000	04/09/2018	WD	03-ARM'S LENGTH	1165:1452	PROPERTY TRANSFER	100.0
WILLIAMS DANIEL J & SANDRA	WILLIAMS DANIEL J & SANDRA	0	07/18/2016	WD	09-FAMILY	1159-1682	PROPERTY TRANSFER	0.0
		290,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1431 LONG POINT

Owner's Name/Address

LEWIS JAMES C & JULIE L
7323 W EMERY RD
HOUGHTON LAKE MI 48629

Tax Description

L-1012 P-2057 (L-634 P-579) 234 1431 LONG POINT DR SW'LY 1/2 OF LOT 8 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/21/2022	PB22-0471	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
MH	12/19/2022	INSPECTED
QT	11/12/2018	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1088	75	5,369
Wood Frame	29.53	96	47	1,332
Total Estimated Land Improvements True Cash Value =				6,701

Work Description for Permit PB22-0471, Issued 11/21/2022: 8 x 30 = 240 SQUARE FEET COVERED DECK AND INSTALLATION OF NEW ENTRY DOOR. ROSCOMMON COUNTY SOIL EROSION WAIVER PERMIT DATED 11/21/22. LAKE TOWNSHIP LAND USE PERMIT DATED 11/18/22 #4544.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	126,700	211,700			136,161C
2024	80,000	121,100	201,100			132,067C
2023	70,000	95,200	165,200			122,831C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,440
Total Base New : 238,050 E.C.F.
Total Depr Cost: 187,159 X 1.283
Estimated T.C.V: 240,125

(16) Porches/Decks

Area	Type
384	Treated Wood
240	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,440			
			Total:	184,313	143,765	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,624	
Deck						
Treated Wood			384	6,355	4,957	
Composite w/Roof (Deck Portion)			240	4,800	4,560	*9
Composite w/Roof (Roof portion)			240	3,902	3,707	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	26,165	20,409	
Common Wall: 1 Wall			1	-2,219	-1,731	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
			Totals:	238,050	187,159	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 240,125

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		238,000	11/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1421 LONG POINT

Owner's Name/Address

PASTOR CRAIG S & DENISE E
20072 PARKER
LIVONIA MI 48152

Tax Description

L-996 P-1394 (L-885P-513&L-794 P-82) 234 1421 LONG POINT DRN'LY 1/2 OF LOT 9 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/30/2024	PB23-0378A	OPEN PARTI
Res. Add/Alter/Repair	06/08/2024	LU24-4674	COMPLETE
Demolish	09/27/2023	PB23-0376	COMPLETE
Res. Add/Alter/Repair	09/27/2023	PB23-0378	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	12/22/2023	INSPECTED
QT	11/14/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1829	99	11,915
D/W/P: 3.5 Concrete	6.58	300	99	1,954
Total Estimated Land Improvements True Cash Value =				13,869

Work Description for Permit PB23-0378A, Issued 09/30/2024: PERMIT EXTENSION LUP 4712
Work Description for Permit LU24-4674, Issued 06/08/2024: MOTOR HOME USE DURING CONSTRUCTION, 6 MONTHS USE, GONE BY DEC 1, 2024.
Work Description for Permit PB23-0376, Issued 09/27/2023: DEMO PARTIAL FIRST FLOOR - 246 TOTAL SQ FT. LAKE TOWNSHIP DEMO PERMIT #4612. ROSCOMMON COUNTY SOIL EROSION PERMIT #4260 ISSUED 9/13/23. Per Soil Erosion Office, did not approve the silt sock, a silt fence must be used. NO SEWER DISCONNECT PERMIT REQUIRED PER RENEE, HLSA.
Work Description for Permit PB23-0378, Issued 09/27/2023: REBUILD 246 SQ FT DEMOED FIRST STORY & ADDITION OF 739 SQ FT 2ND STORY. SKETCH ON FILE. LAKE TOWNSHIP LAND USE PERMIT #4617 ISSUED 9/1/23. ROSCOMMON COUNTY SOIL EROSION PERMIT #4260 ISSUED 9/13/2023. PER SOIL EROSION OFFICE, DID NOT APPROVE THE SILT SOCK, A SILT FENCE MUST BE USED. NO SEWER DISC/RECONNECT PERMIT REQUIRED PER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	127,900	212,900			153,918C
2024	80,000	50,000	130,000			81,977C
2023	70,000	52,300	122,300			87,762C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2024	0

Condition: Good
Part. Construct.: 59%

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1385 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 1
Floor Area: 2,345
Total Base New : 328,654 E.C.F.
Total Depr Cost: 312,856 X 1.283
Estimated T.C.V: 401,394

(16) Porches/Decks

Area	Type
300	Roof Cover Onl
91	Roof Cover Onl

(17) Garage

Year Built: 2024
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1020
% Good: 60
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 2024
(11) Heating System: Forced Heat & Cool
Ground Area = 1385 SF Floor Area = 2345 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	960			
1 Story	Siding	Slab	425			
			Total:	265,311	262,659	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,600	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1020	33,997	20,398	*6
Common Wall: 1 Wall			1	-2,219	-1,331	
Water/Sewer						
Public Sewer			1	1,494	1,479	
Water Well, 150 Feet			1	8,594	8,508	
Fireplaces						
Exterior 1 Story			1	6,513	6,448	
Deck						
w/Roof (Roof portion)			300	4,632	4,586	
w/Roof (Roof portion)			91	1,686	1,669	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,840	*9
			Totals:	328,654	312,856	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 401,394
59% Completed => Est. True Cash Value 2026 =

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-009-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHITAKER MICHELLE A & DANI	WHITAKER DANIEL & MICHELLE	0	05/02/2023	WD	15-LADY BIRD	1184:1890	PROPERTY TRANSFER	0.0
MCCARTHY ROBERT M & LISA P	WHITAKER MICHELLE & DANIEL	241,500	08/06/2019	WD	03-ARM'S LENGTH	1170:338	PROPERTY TRANSFER	100.0
		238,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1411 LONG POINT

Owner's Name/Address

WHITAKER DANIEL & MICHELLE [LE]
5196 HARTEL RD
POTTERVILLE MI 48876

Tax Description

L-1013 P-968 (L-707 P-388) 234 1411 LONG PT DR S'LY 1/2 OF LOT 9 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/22/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	374	48	556
D/W/P: 3.5 Concrete	6.58	88	48	278
D/W/P: 3.5 Concrete	6.58	140	93	857
Total Estimated Land Improvements True Cash Value =				1,691

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	87,000	172,000			119,655C
2024	80,000	83,200	163,200			116,058C
2023	70,000	66,800	136,800			110,532C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1022 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 1,022
Total Base New : 177,148 E.C.F.
Total Depr Cost: 130,478 X 1.283
Estimated T.C.V: 167,403

(16) Porches/Decks

Area	Type
224	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 132
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1022 SF Floor Area = 1022 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,022			
			Total:	131,964	96,334	
Other Additions/Adjustments						
Porches						
CCP (1 Story)			224	5,797	5,391	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	15,310	
Storage Over Garage			132	1,814	1,324	
Water/Sewer						
Public Sewer			1	1,494	1,091	
Water Well, 150 Feet			1	8,594	6,274	
Fireplaces						
Exterior 1 Story			1	6,513	4,754	
			Totals:	177,148	130,478	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 167,403

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIKOLAIZIK JAMES D & LESLE	MIKOLAIZIK JAMES D & LESLE	0	06/07/2018	QC	21-NOT USED/OTHER	1166:0661	PROPERTY TRANSFER	0.0
KAMERSCHEN CHRIS	MIKOLAIZIK JAMES D & LESLE	320,000	06/06/2018	WD	03-ARM'S LENGTH	1166:659	PROPERTY TRANSFER	100.0
KAMERSCHEN ROBERT J TRUST	KAMERSCHEN CHRIS	0	11/07/2016	QC	21-NOT USED/OTHER	1160:1735	PROPERTY TRANSFER	0.0
KAMERSCHEN ROBERT J & MAXI	KAMERSCHEN ROBERT J TRUST	0	08/08/2013	QC	21-NOT USED/OTHER	1134/831 617/2	OTHER	0.0

Property Address

1401 LONG POINT

Owner's Name/Address

MIKOLAIZIK JAMES D & LESLEY A TRUST
1401 LONG POINT DRIVE
HOUGHTON LAKE MI 48629

Tax Description

L-376 P-320 L-332 P-372 234 LOT 10 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 06/07/2018
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/16/2019	PB19-0112	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

CW 07/22/2019 INSPECTED
DMG 08/21/2013 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	100	23	357
D/W/P: 3.5 Concrete	6.16	1859	48	5,496
D/W/P: 4in Ren. Conc.	7.35	180	88	1,164
D/W/P: 4in Ren. Conc.	7.35	385	88	2,490
D/W/P: 3.5 Concrete	6.16	88	48	260
Total Estimated Land Improvements True Cash Value =				9,767

Work Description for Permit PB19-0112, Issued 05/16/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	113,000	283,000			185,988C
2024	160,000	107,600	267,600			180,396C
2023	140,000	87,500	227,500			171,806C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1966 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 1,966
Total Base New : 277,144 E.C.F.
Total Depr Cost: 164,113 X 1.283
Estimated T.C.V: 210,557

(16) Porches/Decks

Area	Type
272	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1966 SF Floor Area = 1966 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,966			
			Total:	217,378	126,081	
Other Additions/Adjustments						
Exterior						
Brick Veneer			240	3,794	2,201	
Stone Veneer			152	5,195	3,013	
Plumbing						
3 Fixture Bath			1	3,860	2,239	
Porches						
CCP (1 Story)			272	6,193	5,759	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			572	19,700	11,426	
Common Wall: 1.5 Wall			1	-3,068	-1,779	
Water/Sewer						
Public Sewer			1	1,326	769	
Water Well, 150 Feet			1	8,359	4,848	
Fireplaces						
Interior 1 Story			1	4,700	2,726	
Exterior 1 Story			1	5,707	3,310	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	277,144	164,113	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 210,557

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DIPONIO THOMAS S & RENEE G	DIPONIO THOMAS S & RENEE G	0	12/02/2024	WD	15-LADY BIRD	1188:2240	DEED	0.0
DIPONIO RENE G	DIPONIO THOMAS S & RENEE G	0	12/01/2024	QC	09-FAMILY	1188:2235	DEED	0.0
		264,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1397 LONG POINT

Owner's Name/Address

DIPONIO THOMAS S & RENEE G [LE]
21399 BRIDLE RUN
NORTHVILLE MI 48167-9613

Tax Description

L-939 P-1607 (L-817 P-464) 234 1397 LONG POINT DR 48629N1/2 OF LOT 11 THE POINT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/30/2019	PB19-0344	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
KH	10/30/2019	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	73	577
D/W/P: Asphalt Paving	3.10	1104	48	1,643
D/W/P: Brick on Sand	18.02	756	88	11,988
Total Estimated Land Improvements True Cash Value =				14,208

Work Description for Permit PB19-0344, Issued 09/30/2019: ONE STORY RESIDENTIAL OPEN DECK ADDITION TO EXISTING LAKE SIDE DECK 6 X 27 = 162 + 3 X 6 = 18 = 180 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4261 ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER (PROPERTY SEARCH SHOWS ADDRESS IS: 3997 LONG POINT)

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	155,800	240,800			126,377C
2024	80,000	148,800	228,800			122,578C
2023	70,000	121,000	191,000			116,741C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 32
Floor Area: 1,996
Total Base New : 328,383 E.C.F.
Total Depr Cost: 225,989 X 1.283
Estimated T.C.V: 289,944

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
497	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1300 SF Floor Area = 1996 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,012		
2 Story	Siding	Crawl Space	288		
0.5 Story	Siding	Overhang	624		
1 Story	Siding	Overhang	96		
			Total:	259,699	176,591

Other Additions/Adjustments				
Exterior				
Brick Veneer	560	9,626	6,546	
Plumbing				
3 Fixture Bath	1	4,646	3,159	
Porches				
CCP (1 Story)	96	2,708	1,841	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	624	26,220	17,830	
Common Wall: 1 Wall	1	-2,686	-1,826	
Water/Sewer				
Public Sewer	1	1,494	1,016	
Water Well, 150 Feet	1	8,594	5,844	
Fireplaces				
Exterior 1 Story	1	6,513	4,429	
Deck				
Composite	497	7,569	7,039	*9
Local Cost Items				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-011-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

1389 LONG POINT

Owner's Name/Address

MUNCEY ROBERT & DEBORAH
22841 SHEPHERDS HOLLOW DR
SOUTH LYON MI 48178

Tax Description

L-817 P-463 234 1389 LONG POINT DRIVE
48629S1/2 OF LOT 11 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/12/2021	PB21-0388	COMPLETE

X Improved ___ Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
QT	08/20/2021	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1928	73	4,363
D/W/P: Flagstone/Sand	21.01	355	48	3,580
Total Estimated Land Improvements True Cash Value =				7,943

Work Description for Permit PB21-0388, Issued 10/12/2021: 464 TOTAL SQ FT UNCOVERED DECK LAKE TOWNSHIP LAND USE PERMIT #4402 ROSCOMMON COUNTY SOIL EROSION PERMIT POST HOLE WAIVER DATED 4/26/21

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	146,200	231,200			123,493C
2024	80,000	139,800	219,800			119,780C
2023	70,000	113,100	183,100			114,077C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1880 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 22
Floor Area: 1,880
Total Base New : 275,538 E.C.F.
Total Depr Cost: 216,176 X 1.283
Estimated T.C.V: 277,354

(16) Porches/Decks

Area	Type
392	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 784
% Good: 0
Storage Area: 392
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1880 SF Floor Area = 1880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,880			
			Total:	220,953	172,321	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,624	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			784	27,730	21,629	
Storage Over Garage			392	5,386	4,201	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
Deck						
Composite			392	6,735	6,533	*9
			Totals:	275,538	216,176	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 277,354

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEABODY GREGORY G & JANET	PEABODY GREGORY G & JANET	0	01/08/2021	OTH	15-LADY BIRD	1175:0685	PROPERTY TRANSFER	0.0
ZIMMERMAN, JEAN F.	PEABODY, JANET & GREGORY	107,500	12/13/2010	OTH	08-ESTATE	1099/2209 1099/	OTHER	100.0

Property Address

1377 LONG POINT

Owner's Name/Address

PEABODY GREGORY G & JANET L [LE]
3861 PICKFORD
SHELBY TWP MI 48316

Tax Description

234 L-617 P-49 LOT 12 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/22/2024	PB24-0240	COMPLETE
Res. Add/Alter/Repair	03/23/2021	PB21-0043	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
QT	10/26/2020	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	935	73	2,116
D/W/P: 3.5 Concrete	6.58	60	73	288
D/W/P: Patio Blocks	15.61	732	94	10,741
Wood Frame	31.61	84	73	1,938
Wood Frame	39.24	18	89	628
Total Estimated Land Improvements True Cash Value =				15,711

Work Description for Permit PB24-0240, Issued 07/22/2024: REROOF MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED

Work Description for Permit PB21-0043, Issued 03/23/2021: ONE STORY RESIDENTIAL OPEN EXTERIRO TREATED DECK 14 X 24 = 336 + 2 X 12 = 24 =360 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4334 ROSCOMMON COUNTY 225 SQ FT WAIVER

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	111,500	230,500			131,959C
2024	112,000	106,500	218,500			127,992C
2023	98,000	86,700	184,700			121,898C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1416 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,416
Total Base New : 244,688 E.C.F.
Total Depr Cost: 156,793 X 1.283
Estimated T.C.V: 201,165

(16) Porches/Decks

Area	Type
66	Composite
360	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,416			
			Total:	181,619	114,420	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			520	20,758	13,078	
Common Wall: 1 Wall			1	-2,219	-1,398	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			352	15,942	10,043	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Interior 1 Story			1	5,338	3,363	
Deck						
Composite			66	2,119	1,992	*9
Composite			360	6,397	6,013	*9
			Totals:	244,688	156,793	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 201,165

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING MALCOLM I	BOYD MICHAEL A & LAURIE A	592,500	08/29/2022	WD	03-ARM'S LENGTH	1182:576	PROPERTY TRANSFER	100.0
SABO JOSEPH & DEBRA J	KING MALCOLM I & CYNTHIA I	299,000	03/12/2015	WD	03-ARM'S LENGTH	1148-98	PROPERTY TRANSFER	100.0
WILLINGTON TRUST BANK	SABO, DEBRA	178,000	02/22/2013	OTH	17-LENDING TO LENDING	1125/756	OTHER	100.0
VANITVELT GREGORY S & JENN	WILLINGTON TRUST BANK	522,408	10/01/2012	SD	10-FORECLOSURE		OTHER	0.0

Property Address

1339 LONG POINT

Owner's Name/Address

BOYD MICHAEL A & LAURIE A
502 CHARING CROSS DR
GRAND BLANC MI 48439

Tax Description

(L-1004P-2562&L-886P-145&L-755P-566) 234 L-1041 P-116 LOT 13 THE POINT. 1339 LONG PT DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/21/2021	PB21-0345	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
CW	07/22/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1288	73	2,915
D/W/P: 3.5 Concrete	6.58	308	94	1,905
Total Estimated Land Improvements True Cash Value =				4,820

Work Description for Permit PB21-0345, Issued 09/21/2021: 365 SQUARE FEET DECK. LAKE TOWNSHIP LAND USE DATED 8/30/21 #004442. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 8/30/21.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	198,600	317,600			272,477C
2024	112,000	190,000	302,000			264,285C
2023	98,000	153,700	251,700			251,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2348 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

Average Fixture(s)
2 3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
1 Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 2,348
Total Base New : 373,028 E.C.F.
Total Depr Cost: 299,414 X 1.283
Estimated T.C.V: 384,148

(16) Porches/Decks

Area	Type
416	Treated Wood
150	Roof Cover Onl
365	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2348 SF Floor Area = 2348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	2,348			
			Total:	319,959	255,991	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,717	
Deck						
Treated Wood			416	6,693	5,354	
Composite			365	6,453	6,130	*9
w/Roof (Roof portion)			150	2,640	2,112	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			572	22,176	17,741	
Common Wall: 1 Wall			1	-2,219	-1,775	
Water/Sewer						
Public Sewer			1	1,494	1,195	
Water Well, 150 Feet			1	8,594	6,875	
Fireplaces						
Prefab 1 Story			1	2,592	2,074	
			Totals:	373,028	299,414	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 384,148

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SENSOR SHEILA J	SENSOR THOMAS W & SHEILA J	0	04/21/2014	WD	09-FAMILY	1138/2150	OTHER	0.0

Property Address

123 SUNDOWN PTE

Owner's Name/Address

SENSOR FAMILY TRUST
123 SUNDOWN PTE
HOUGHTON LAKE MI 48629

Tax Description

L-705 P-423 234 123 SUNDOWN PT LOT 14 & NELY 1/2 OF LOT 15 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
MH	11/16/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LV-OVER 60'	50.00	150.00	0.8706	1.0000	3400	100		147,994
LV-OVER 60'	50.00	150.00	0.8706	1.0000	3400	100		147,994
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	295,987

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	148	71	692
D/W/P: 3.5 Concrete	6.58	168	71	785
D/W/P: 3.5 Concrete	6.58	1860	71	8,690
Total Estimated Land Improvements True Cash Value =				10,167

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	148,000	122,100	270,100			186,040C
2024	139,300	118,300	257,600			180,447C
2023	121,900	96,200	218,100			171,855C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1912 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 57
Floor Area: 2,615
Total Base New : 401,834 E.C.F.
Total Depr Cost: 180,823 X 1.283
Estimated T.C.V: 231,996

(16) Porches/Decks

Area	Type
400	WGEP (1 Story)
630	CCP (1 Story)
16	CPP
458	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 884
% Good: 0
Storage Area: 442
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1912 SF Floor Area = 2615 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	1,406		
1 Story	Siding	Slab	196		
1 Story	Siding	Slab	310		
			Total:	281,824	126,819
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,091
Porches					
WGEP (1 Story)			400	26,288	11,830
CCP (1 Story)			630	15,359	6,912
CPP			16	447	201
Deck					
Treated Wood			458	7,126	3,207
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			884	30,374	13,668
Storage Over Garage			442	6,073	2,733
Common Wall: 1 Wall			1	-2,219	-999
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			240	12,490	5,620
Water/Sewer					
Public Sewer			1	1,494	672
Water Well, 150 Feet			1	8,594	3,867
Fireplaces					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-015-6000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
119 SUNDOWN PTE

Owner's Name/Address
KIMICHIK ALAN & JAYNE FAMILY TRUST 119 SUNDOWN POINT HOUGHTON LAKE MI 48629

Tax Description
1094/952 1069/883 1062/1887 1061/2290 L1013/P1650 234 SW'LY 1/2 OF LOT 15 AND LOT 16 THE POINT SPLIT/COMBINED ON 11/25/2019 FROM 006-520-016-0000, 006-520-015-5000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/11/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
HOUSE	10/02/2020	PB20-0278	COMPLETE
Demolish	09/10/2020	PB20-0240	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED
QT	12/04/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	105.00	150.00	1.0000	1.0000	3400	100		357,000
105 Actual Front Feet, 0.36 Total Acres							Total Est. Land Value =	357,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	54	23	77
D/W/P: 3.5 Concrete	6.16	2136	97	12,763
Total Estimated Land Improvements True Cash Value =				12,840

Work Description for Permit PB20-0278, Issued 10/02/2020: 1 1/2 STY DWELLING & DECKS. 8X10 ROOF COVERED PORCH, 16X16 OPEN DECK
Work Description for Permit PB20-0240, Issued 09/10/2020: DEMO RESIDENTIAL DWELLING, 24 X 24 = 576 SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4329; ROSCOMMON COUNTY SOIL EROSION PERMIT 3892; HOUGHTON LAKE SEWER DISCONNECT PERMIT D-793; WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. SUBMITTED SITE PLAN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	178,500	272,700	451,200			312,857C
2024	168,000	261,400	429,400			303,451C
2023	147,000	212,000	359,000			289,001C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2020	0

Condition: Very Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Cement Fiber
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1920 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 3
Floor Area: 2,444
Total Base New : 426,055 E.C.F.
Total Depr Cost: 406,105 X 1.283
Estimated T.C.V: 521,033

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
586	4in Concrete

(17) Garage

Year Built: 2020
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1048
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2020
(11) Heating System: Forced Heat & Cool
Ground Area = 1920 SF Floor Area = 2444 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,920			
0.5 Story	Siding	Overhang	1048			
			Total:	352,707	342,125	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	6,627	
Porches						
CCP (1 Story)			80	2,944	2,856	
4in Concrete			586	6,012	5,832	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			352	12,221	4,766	*3
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1048	30,193	29,287	
Water/Sewer						
Public Sewer			1	1,914	1,857	
Water Well, 150 Feet			1	9,232	8,955	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	426,055	406,105	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 521,033

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
AVERY MARILYN R & AVERY DE	AVERY MARILYN R & BENKE TA	0	11/30/2016	QC	21-NOT USED/OTHER	1161-0002	PROPERTY TRANSFER	0.0
AVERY MARILYN R & TARA L &	AVERY MARILYN R & AVERY DE	0	02/15/2010	QC	21-NOT USED/OTHER	1090:2268	DEED	0.0
AVERY MARILYN R & TARA L &	AVERY MARILYN R & AVERY DE	0	05/28/2004	QC	21-NOT USED/OTHER	1013:432	DEED	0.0
STRINGFELLOW GEORGE & MARI	AVERY MARILYN R & AVERY TA	269,000	12/10/2002	WD	21-NOT USED/OTHER	0949:1384	PROPERTY TRANSFER	100.0

Property Address

117 SUNDOWN PTE

Owner's Name/Address

AVERY MARILYN R & BENKE TARA L
23001 ALLOR ST
ST CLAIR SHORES MI 48082

Tax Description

(L-887P-406&L-822&P-496&L-805 P-392) 234 L-1047P-1609(L-1013P432&L-949P1384)LOT 17 THE POINT 117 SUNDOWN PT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/2004

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1450	73	6,965
D/W/P: 4in Ren. Conc.	8.18	264	73	1,577
D/W/P: 3.5 Concrete	6.58	571	73	2,743
Wood Frame	28.00	120	73	2,453
Wood Frame	32.30	80	73	1,886
Total Estimated Land Improvements True Cash Value =				15,624

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	99,600	269,600			158,345C
2024	160,000	95,200	255,200			153,584C
2023	140,000	77,400	217,400			146,271C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1360 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,360
Total Base New : 219,980 E.C.F.
Total Depr Cost: 138,587 X 1.283
Estimated T.C.V: 177,807

(16) Porches/Decks

Area	Type
130	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1360 SF Floor Area = 1360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	970		
1+ Story	Siding	Crawl Space	390		
			Total:	177,660	111,927
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,927
Porches					
CPP			130	2,542	1,601
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	12,371
Common Wall: 1/2 Wall			1	-1,106	-697
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	219,980	138,587

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 177,807

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALSTERER SANDRA L	GALSTERER E GEORGE & SANDI	0	01/25/2017	QC	09-FAMILY	1161:0824	PROPERTY TRANSFER	0.0

Property Address

115 SUNDOWN PTE

Owner's Name/Address

GALSTERER E GEORGE & SANDRA L
250 GOLFVIEW DR
SAGINAW MI 48638

Tax Description

L-747 P-453 234 LOT 18 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	486	48	1,535
D/W/P: 3.5 Concrete	6.58	1610	48	5,085
Wood Frame	24.99	192	48	2,303
Total Estimated Land Improvements True Cash Value =				8,923

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	160,800	330,800			192,139C
2024	160,000	153,400	313,400			186,362C
2023	140,000	124,400	264,400			177,488C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1250 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 2,692
Total Base New : 349,483 E.C.F.
Total Depr Cost: 237,648 X 1.283
Estimated T.C.V: 304,902

(16) Porches/Decks

Area	Type
72	CPP
108	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 625
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1442 SF Floor Area = 2692 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,250		
1 Story	Siding	Slab	192		
			Total:	300,838	204,570

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,159
Porches			
CPP	72	1,611	1,095
Balcony			
Wood Balcony	108	4,400	2,992
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	625	23,606	16,052
Common Wall: 1 Wall	1	-2,219	-1,509
Water/Sewer			
Public Sewer	1	1,494	1,016
Water Well, 150 Feet	1	8,594	5,844
Fireplaces			
Exterior 1 Story	1	6,513	4,429
	Totals:	349,483	237,648

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 304,902

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SOHN KENNETH S & MARILYN J	SOHN KENNETH S & MARILYN J	0	11/09/2021	QC	15-LADY BIRD	1178:2603	PROPERTY TRANSFER	0.0
SOHN KENNETH S	SOHN KENNETH S & MARILYN J	0	10/08/2015	WD	09-FAMILY	1154-1303	PROPERTY TRANSFER	0.0

Property Address

113 SUNDOWN PTE

Owner's Name/Address

SOHN KENNETH S & MARILYN J [LE]
113 SUNDOWN PT
HOUGHTON LAKE MI 48629

Tax Description

L-328 P-128 234 LOT 19 & N 1/2 OF LOT 20 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/01/1995

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	150.00	150.00	1.0000	1.0000	3400	100		510,000
150 Actual Front Feet, 0.52 Total Acres							Total Est. Land Value =	510,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.27	144	48	986
D/W/P: Patio Blocks	14.27	216	48	1,479
D/W/P: Patio Blocks	14.27	468	48	3,205
D/W/P: 3.5 Concrete	6.16	64	73	288
Total Estimated Land Improvements True Cash Value =				5,958

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	255,000	114,200	369,200			220,306C
2024	240,000	108,800	348,800			213,682C
2023	210,000	88,000	298,000			203,507C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1791 S.F.
Slab: 600 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 2,391
Total Base New : 291,322 E.C.F.
Total Depr Cost: 168,968 X 1.283
Estimated T.C.V: 216,786

(16) Porches/Decks

Area	Type
25	CPP
144	Roof Cover Onl
144	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 2391 SF Floor Area = 2391 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,791		
1 Story	Siding	Slab	600		
			Total:	246,979	143,249
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,239
Porches					
CPP			25	680	394
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	11,479
Water/Sewer					
Public Sewer			1	1,326	769
Water Well, 150 Feet			1	8,359	4,848
Fireplaces					
Exterior 1 Story			1	5,707	3,310
Deck					
w/Roof (Roof portion)			144	2,310	1,340
w/Roof (Roof portion)			144	2,310	1,340
			Totals:	291,322	168,968

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 216,786

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLOYD REAL ESTATE INVESTME	FLOYD RICHARD & JENNIFER	562,500	08/30/2022	WD	03-ARM'S LENGTH	1182:584	PROPERTY TRANSFER	100.0
HILLSDALE COLLEGE	FLOYD REAL ESTATE INVESTME	300,000	12/15/2021	WD	03-ARM'S LENGTH	1179:0680	PROPERTY TRANSFER	100.0
SOHN KENNETH S & MARILYN J	HILLSDALE COLLEGE	0	11/09/2021	QC	21-NOT USED/OTHER	1178:2602	DEED	100.0
SOHN KENNETH S	SOHN KENNETH S & MARILYN J	0	10/08/2015	WD	15-LADY BIRD	1154-1303	PROPERTY TRANSFER	0.0

Property Address

113 SUNDOWN PTE

Owner's Name/Address

FLOYD RICHARD & JENNIFER
113 SUNDOWN PTE
HOUGHTON LAKE MI 48629

Tax Description

L-328 P-128 234 S 1/2 OF LOT 20 & LOT 21 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/01/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. New Construction	11/16/2021	PB21-0393	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
QT	11/02/2022	INSPECTED
QT	11/08/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	121.00	193.00	1.0000	1.0517	3400	100		432,671
150 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	432,671

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3275	99	21,334
D/W/P: Brick on Sand	18.02	684	99	12,203
Hot Tub	12,161.25	1	75	9,121
Total Estimated Land Improvements True Cash Value =				42,658

Work Description for Permit PB21-0393, Issued 11/16/2021: TWO STORY RESIDENTIAL FAMILY DWELLING FIRST FLOOR 1573 SQ FT + 2ND FLOOR 1726 SQ FT + 936 SQ FT ATTACHED GARAGE = 4235 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4451; ROSCOMMON CO SOIL EROSION PERMIT #4070; HLSA SEWER PERMIT #7887; CENTRAL MI HEALTH DEPT WELL PERMIT #JPHS-C8FQG4; RCRC DRIVEWAY PERMIT #2021R0309

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	216,300	472,700	689,000	689,000M		593,402C
2024	203,600	453,900	657,500			575,560C
2023	178,200	273,000	451,200			451,200S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1716 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B
Effec. Age: 1
Floor Area: 3,432
Total Base New : 696,351 E.C.F.
Total Depr Cost: 688,535 X 1.283
Estimated T.C.V: 883,390

(16) Porches/Decks

Area	Type
84	CCP (1 Story)
384	WCP (1 Story)
384	Wood Balcony

(17) Garage

Year Built: 2022
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 936
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 2022
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1716 SF Floor Area = 3432 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=99/100/100/100/99
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,716			
			Total:	543,154	537,723	
Other Additions/Adjustments						
Exterior						
Stone Veneer			452	23,373	23,139	
Plumbing						
3 Fixture Bath			1	10,452	10,347	
2 Fixture Bath			1	6,968	6,898	
Porches						
CCP (1 Story)			84	3,407	3,373	
WCP (1 Story)			384	18,866	18,677	
Balcony						
Wood Balcony			384	21,308	20,243	*9
Garages						
Class: B Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			936	59,314	58,721	
Common Wall: 2 Wall			1	-6,359	-6,295	
Water/Sewer						
Public Sewer			1	2,199	2,177	
Water Well, 150 Feet			1	9,669	9,572	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,960	
			Totals:	696,351	688,535	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 883,390

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON RICHARD M & BARBAR	JACKSON RICHARD M & BARBAR	0	10/30/2020	WD	14-INTO/OUT OF TRUST	1174:1263	PROPERTY TRANSFER	0.0
JACKSON BARBARA A TRUST	JACKSON RICHARD M & BARBAR	0	10/29/2020	OTH	14-INTO/OUT OF TRUST	1174:1261	PROPERTY TRANSFER	0.0
CZUBAK ANELLA D &	JACKSON, BARBARA	0	04/23/2009	WD	21-NOT USED/OTHER	1082/1324	OTHER	0.0

Property Address

LONG POINT

Owner's Name/Address

JACKSON RICHARD M & BARBARA A TRUST
105 SUNDOWN PTE
HOUGHTON LAKE MI 48629

Tax Description

234 L-837 P-425 LOT 22 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/23/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	07/25/2011	11127	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	07/29/2013	INSPECTED
DMG	10/11/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	140	23	500
D/W/P: 3.5 Concrete	6.16	607	73	2,729
Wood Frame	25.45	105	23	615
Total Estimated Land Improvements True Cash Value =				3,844

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	20,500	190,500			107,766C
2024	160,000	19,700	179,700			104,526C
2023	140,000	16,200	156,200			99,549C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2011	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 12
Floor Area: 0
Total Base New : 32,429 E.C.F.
Total Depr Cost: 28,538 X 1.283
Estimated T.C.V: 36,614

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2011
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2011
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	32,429	28,538
			Totals:	32,429	28,538

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 36,614

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JACKSON RICHARD M & BARBAR	JACKSON RICHARD M & BARBAR	0	10/30/2020	WD	14-INTO/OUT OF TRUST	1174:1263	PROPERTY TRANSFER	0.0
JACKSON BARBARA A TRUST	JACKSON RICHARD M & BARBAR	0	10/29/2020	OTH	14-INTO/OUT OF TRUST	1174:1261	PROPERTY TRANSFER	0.0
CZUBAK ANELLA D &	JACKSON, BARBARA	0	04/23/2009	WD	21-NOT USED/OTHER	1082/1325	OTHER	0.0

Property Address

105 SUNDOWN PTE

Owner's Name/Address

JACKSON RICHARD M & BARBARA A TRUST
105 SUNDOWN PTE
HOUGHTON LAKE MI 48629

Tax Description

234 L-837 P-424 LOT 23 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/23/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	511	48	1,511
D/W/P: 3.5 Concrete	6.16	65	48	192
Total Estimated Land Improvements True Cash Value =				1,703

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	81,500	251,500			148,411C
2024	160,000	77,800	237,800			143,949C
2023	140,000	62,500	202,500			137,095C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List
Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior
X Wood/Shingle
Aluminum/Vinyl
Brick
Insulation

(2) Windows
X Many Avg. Few
X Large Avg. Small
Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof
X Gable
Hip
Flat
Gambrel
Mansard
Shed
X Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)
Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration: Ex | Ord | Min

Size of Closets: Lg | Ord | Small

Doors: Solid | H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation
Basement: 0 S.F.
Crawl: 1300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish
Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling
X Gas Wood | Oil Coal | Elec. Steam

Forced Air w/o Ducts
X Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric
0 Amps Service

No./Qual. of Fixtures
X Ex. | Ord. | Min

No. of Elec. Outlets
Many | X Ave. | Few

(13) Plumbing
1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
1 Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,300
Total Base New : 194,528 E.C.F.
Total Depr Cost: 122,552 X 1.283
Estimated T.C.V: 157,234

(16) Porches/Decks

Area	Type
198	CGEP (1 Story)

(17) Garage
Year Built:
Car Capacity:
Class: CD
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 518
% Good: 0
Storage Area: 259
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	147,926	93,194
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			198	10,934	6,888
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			518	19,446	12,251
Storage Over Garage			259	3,168	1,996
Common Wall: 1 Wall			1	-2,338	-1,473
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Fireplaces					
Exterior 1 Story			1	5,707	3,595
			Totals:	194,528	122,552

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 157,234

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN ALISA D & ANDREW	ABLER BEN & JENNIFER	425,000	09/01/2021	WD	03-ARM'S LENGTH	1178:288	PROPERTY TRANSFER	100.0
HOFFMAN ALISA D	HOFFMAN ALISA D & ANDREW	0	06/24/2021	QC	09-FAMILY	1177:776	DEED	0.0
NORMAN NORMA E TRUST	HOFFMAN ALISA D	260,000	01/11/2021	WD	21-NOT USED/OTHER	1175:0736	PROPERTY TRANSFER	100.0
NORMAN NORMA E		0	09/30/2020	OTH	07-DEATH CERTIFICATE	1175:0734	OTHER	0.0

Property Address

103 SUNDOWN PTE

Owner's Name/Address

ABLER BEN & JENNIFER
24659 NEPAVINE DR
NOVI MI 48374

Tax Description

L-317 P-64 234 LOT 24 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1057	48	3,125
D/W/P: Asphalt Paving	2.89	165	48	229
Total Estimated Land Improvements True Cash Value =				3,354

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	80,100	250,100			190,165C
2024	160,000	76,500	236,500			184,448C
2023	140,000	61,600	201,600			175,665C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1170 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,170
Total Base New : 186,142 E.C.F.
Total Depr Cost: 119,131 X 1.283
Estimated T.C.V: 152,845

(16) Porches/Decks

Area	Type
168	WGEP (1 Story)
160	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1170 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,170		
			Total:	135,101	86,465
Other Additions/Adjustments					
Exterior					
Brick Veneer			210	3,320	2,125
Porches					
WGEP (1 Story)			168	12,319	7,884
Deck					
Treated Wood			160	3,498	2,239
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	17,535	11,222
Common Wall: 1/2 Wall			1	-1,023	-655
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
Fireplaces					
Exterior 1 Story			1	5,707	3,652
			Totals:	186,142	119,131

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 152,845

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HULL DEAN E	DUA SAMEER & AMY	0	10/12/2024	QC	21-NOT USED/OTHER	1188:1280	DEED	100.0
		153,900	09/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

101 SUNDOWN PTE

Owner's Name/Address

DUA SAMEER & AMY
PO BOX 23162
LANSING MI 48909

Tax Description

L-1015 P-1864 (L-766 P-159) 234 LOT 25 THE POINT.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
LV-OVER 60'	50.00	150.00	0.8706	1.0000	3400	100		147,994
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	317,994

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1300	48	4,106
D/W/P: Asphalt Paving	3.10	336	87	907
Total Estimated Land Improvements True Cash Value =				5,013

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	159,000	160,700	319,700			319,700S
2024	149,600	153,600	303,200			156,283C
2023	130,900	124,100	255,000			148,841C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1760 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 2,200
Total Base New : 308,640 E.C.F.
Total Depr Cost: 240,740 X 1.283
Estimated T.C.V: 308,869

(16) Porches/Decks

Area	Type
168	WCP (1 Story)
60	WCP (1 Story)
796	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1760 SF Floor Area = 2200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,760		
			Total:	253,949	198,081
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,624
Porches					
WCP (1 Story)			168	7,138	5,568
WCP (1 Story)			60	3,520	2,746
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	17,382
Common Wall: 1.5 Wall			1	-3,326	-2,594
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Deck					
Treated Wood			796	10,340	8,065
			Totals:	308,640	240,740

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 308,869

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-520-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GALSTERER GEORGE E	GALSTERER E GEORGE & SANDI	0	01/25/2017	QC	09-FAMILY	1161:0825	PROPERTY TRANSFER	0.0
SOHN KENNETH S & MARILYN J	GALSTERER E GEORGE	500	05/14/2016	QC	21-NOT USED/OTHER	1159-0475	PROPERTY TRANSFER	100.0
SOHN KENNETH S	SOHN KENNETH S & MARILYN J	0	10/08/2015	WD	09-FAMILY	1154-1303	PROPERTY TRANSFER	0.0

Property Address

SUNDOWN PTE

Owner's Name/Address

GALSTERER E GEORGE & SANDRA L
250 GOLFVIEW DR
SAGINAW MI 48638

Tax Description

L-328 P-128 234 LOT 26 THE POINT.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			0.075 Acres		12,500	100		938
			0.07 Total Acres		Total Est. Land Value =			938

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	500	0	500			324C
2024	500	0	500			315C
2023	300	0	300			300S

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BYERLY H & WHEELER C & WHE	BYERLY REVOCABLE TRUST	0	06/09/2015	QC	09-FAMILY	1150-1285	PROPERTY TRANSFER	0.0

Property Address

Owner's Name/Address

BYERLY REVOCABLE TRUST
BYERLY RONALD L TRUSTEE
9847 KINNEVILLE RD
EATON RAPIDS MI 48827

Tax Description

234 L-761 P-39 LOT 1 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	0	6,600			2,300C
2024	6,000	0	6,000			2,231C
2023	5,600	0	5,600			2,125C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-002-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
9368 ELIZABETH	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 02/24/2016					
Owner's Name/Address	SA:					
STUDEBAKER BARBARA J ETAL 9368 ELIZABETH RD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
RV/CN W/SCHOOL	45.00	150.00	1.0000	1.0000	265	100		11,925
95 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	25,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.62	300	49	3,472
Total Estimated Land Improvements True Cash Value =				3,472

Public Improvements

- [ ] Dirt Road
- [X] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [X] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [X] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [X] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

234 LOT 2 & LOT 3 RIVERSIDE PARK SPLIT/COMBINED ON 02/24/2016 006-530-002-0000 & 006-530-003-0000 INTO 006-530-002-1000

Comments/Influences

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	12,600	65,700	78,300			35,042C
2024	11,400	64,300	75,700			33,989C
2023	10,700	55,700	66,400	0M		0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1152 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
2	Water Well
2	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,152
Total Base New : 184,509 E.C.F.
Total Depr Cost: 108,860 X 1.143
Estimated T.C.V: 124,427

(16) Porches/Decks

Area	Type
32	WGEP (1 Story)
40	CPP
16	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 630
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,152		
			Total:	129,079	76,156
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			2	9,100	5,369
Water Well, 150 Feet			2	16,719	9,864
Porches					
WGEP (1 Story)			32	4,473	2,639
CPP			40	971	573
CPP			16	422	249
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			630	23,745	14,010
			Totals:	184,509	108,860

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 124,427

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		67,000	04/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9350 ELIZABETH

Owner's Name/Address

NEQUETTE TERESA J
1856 W DEXTER TRAIL
MASON MI 48854

Tax Description

L-1024 P-892 (L-741 P-390) 234 9350 ELIZABETH RD LOT 4 RIVERSIDE PARK

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	48.00	150.00	1.0000	1.0000	265	100		12,720
48 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	12,720

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.60	128	74	2,330
Total Estimated Land Improvements True Cash Value =				2,330

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,400	60,700	67,100			28,081C
2024	5,800	59,600	65,400			27,237C
2023	5,400	52,200	57,600			25,940C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 852 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 852
Total Base New : 137,027 E.C.F.
Total Depr Cost: 101,401 X 1.143
Estimated T.C.V: 115,901

(16) Porches/Decks

Area	Type
144	WCP (1 Story)
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 852 SF Floor Area = 852 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	852		
			Total:	102,609	75,931
Other Additions/Adjustments					
Porches					
WCP (1 Story)			144	5,736	4,245
Deck					
Treated Wood			40	1,563	1,157
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	12,901
Water/Sewer					
Public Sewer			1	1,326	981
Water Well, 150 Feet			1	8,359	6,186
			Totals:	137,027	101,401

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 115,901

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER MARGARET A		0	10/26/2018	OTH	07-DEATH CERTIFICATE	1171:1718	OTHER	0.0
WOJCHIHOSKY JULIA ETAL	MILLER JOHN N & MARGARET	52,000	02/20/2015	WD	03-ARM'S LENGTH	1147-1269	PROPERTY TRANSFER	100.0
WOJCHIHOSKY JULIUS G	WOJCHIHOSKY RONALD, WOJCHI	0	10/08/2008	QC	21-NOT USED/OTHER	1076/1228	OTHER	0.0

Property Address

9348 ELIZABETH

Owner's Name/Address

MILLER JOHN N
6099 CUSTER ST PO BOX 34
SOUTH ROCKWOOD MI 48179-9721

Tax Description

234 LOT 5 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	40.00	150.00	1.0000	1.0000	265	100		10,600
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	36	49	109
D/W/P: 3.5 Concrete	6.16	9	49	27
D/W/P: 3.5 Concrete	6.16	160	49	483
Wood Frame	23.41	160	74	2,772
Total Estimated Land Improvements True Cash Value =				3,391

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,300	59,700	65,000			36,273C
2024	4,800	58,600	63,400			35,183C
2023	4,500	51,300	55,800			33,508C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 768
Total Base New : 145,055 E.C.F.
Total Depr Cost: 98,639 X 1.143
Estimated T.C.V: 112,744

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
209	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	63,726
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,094
Water Well, 150 Feet			1	8,359	5,684
Porches					
WGEP (1 Story)			144	11,141	7,576
Deck					
Treated Wood			209	4,163	2,831
Treated Wood			20	894	608
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	17,535	11,924
Fireplaces					
Interior 1 Story			1	4,700	3,196
			Totals:	145,055	98,639

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 112,744

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WEIER WILLIAM K & DIXIE G	OAKLEY OWEN T	65,000	06/21/2023	WD	03-ARM'S LENGTH	1184:1588	PROPERTY TRANSFER	100.0
WEIER ADRIAN	WEIER WILLIAM K & DIXIE G	0	04/24/2023	QC	09-FAMILY	1184:474	PROPERTY TRANSFER	0.0
HOWE ROBERT & ELIZABETH RE	WEIER ADRIAN	61,000	04/02/2020	WD	03-ARM'S LENGTH	1172:0945	PROPERTY TRANSFER	100.0
HOWE ROBERT S & ELIZABETH	HOWE ROBERT & ELIZABETH RE	0	11/24/2004	QC	21-NOT USED/OTHER	1021:770	PROPERTY TRANSFER	0.0

Property Address

9344 ELIZABETH

Owner's Name/Address

OAKLEY OWEN T
9344 ELIZABETH
HOUGHTON LAKE MI 48629

Tax Description

L-1021 P-770 (L-622 P-375) 234 LOT 6 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/21/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	37.00	150.00	1.0000	1.0000	265	100		9,805
37 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	9,805

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	49	145
D/W/P: 3.5 Concrete	6.16	20	49	60
Wood Frame	33.66	48	59	953
Total Estimated Land Improvements True Cash Value =				1,158

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,900	37,400	42,300			42,300S
2024	4,400	36,700	41,100			41,100S
2023	4,200	31,700	35,900			23,970C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 450 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 450
Total Base New : 100,592 E.C.F.
Total Depr Cost: 63,372 X 1.143
Estimated T.C.V: 72,434

(16) Porches/Decks

Area	Type
176	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 450 SF Floor Area = 450 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	450		
			Total:	56,616	35,668
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,866
Water Well, 150 Feet			1	8,359	5,266
Porches					
CGEP (1 Story)			176	10,090	6,357
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			396	15,270	9,620
Fireplaces					
Exterior 1 Story			1	5,707	3,595
			Totals:	100,592	63,372

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 72,434

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WETHY ERIC & SWARTZ DANIEL	VANPOUCKER JOSEPH & CHRIST	124,900	12/23/2021	WD	03-ARM'S LENGTH	1179:1343	PROPERTY TRANSFER	100.0
		72,000	07/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9326 ELIZABETH

Owner's Name/Address

VANPOUCKER JOSEPH & CHRISTINE
9326 ELIZABETH RD
HOUGHTON LAKE MI 48629

Tax Description

(L-844 P-176&L-837 P-53&L-599 P-125) 234 L-1047 P-553 LOT 7 RIVERSIDE PARK 9326 ELIZABETH

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/02/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/27/2020	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	40.00	150.00	1.0000	1.0000	265	100		10,600
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	534	49	1,513
D/W/P: Asphalt Paving	2.69	835	24	539
Total Estimated Land Improvements True Cash Value =				2,052

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,300	61,200	66,500			57,174C
2024	4,800	60,100	64,900			55,455C
2023	4,500	57,200	61,700			52,815C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
6	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 879 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 21
Floor Area: 879
Total Base New : 129,859 E.C.F.
Total Depr Cost: 102,587 X 1.143
Estimated T.C.V: 117,257

(16) Porches/Decks

Area	Type
189	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 879 SF Floor Area = 879 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	879		
			Total:	95,052	75,090
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			189	9,452	7,467
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	16,056	12,684
Water/Sewer					
Public Sewer			1	1,175	928
Water Well, 150 Feet			1	8,124	6,418
			Totals:	129,859	102,587

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 117,257

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHRISTIE SCOTT W & JEAN R	WAGNER KEVIN & ADRIAN	122,000	09/30/2022	WD	03-ARM'S LENGTH	1182:1311	PROPERTY TRANSFER	100.0
BERO JEFFREY & MICHELLE	CHRISTIE, SCOTT & JEAN	32,900	09/13/2010	WD	03-ARM'S LENGTH		OTHER	100.0
FEDERAL NATIONAL MTG ASSOC	BERO JEFFREY & MICHELLE	30,000	04/19/2007	WD	21-NOT USED/OTHER	L-1058 P-1646	OTHER	0.0
		40,000	06/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9312 ELIZABETH

Owner's Name/Address

WAGNER KEVIN & ADRIAN
143 LAKE ST
ROSCOMMON MI 48653

Tax Description

L-1042 P-2552 L-1041 P-1212 L-958 P-2485234 L-648 P-220LOT 8 RIVERSIDE PARK. 9312 ELIZABETH RD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	06/09/2017	PB17-0162	CANCELED
ADDITION	07/02/2012	-1111	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	34.00	250.00	1.0000	1.2910	265	100		11,632
34 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	11,632

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	95	94
D/W/P: 5in Ren. Conc.	7.99	320	95	2,429
D/W/P: 3.5 Concrete	6.16	24	95	141
Wood Frame	21.12	288	71	4,319
Total Estimated Land Improvements True Cash Value =				6,983

Work Description for Permit PB17-0162, Issued 06/09/2017: 72 SF SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	57,500	63,300			58,890C
2024	5,300	56,500	61,800			57,120C
2023	4,900	49,500	54,400			54,400S

Who	When	What
QT	11/03/2022	INSPECTED
QT	11/13/2018	INSPECTED
MH	11/13/2017	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 680
Total Base New : 109,137 E.C.F.
Total Depr Cost: 76,982 X 1.143
Estimated T.C.V: 87,990

(16) Porches/Decks

Area	Type
160	CGEP (1 Story)
64	Treated Wood
8	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	680			
			Total:	79,772	55,842	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	3,185	
Water Well, 150 Feet			1	8,359	5,851	
Porches						
CGEP (1 Story)			160	9,418	6,593	
Deck						
Treated Wood			64	1,980	1,881	*9
Treated Wood			8	358	340	*9
Fireplaces						
Interior 1 Story			1	4,700	3,290	
			Totals:	109,137	76,982	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 87,990

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 192
Total Base New : 19,649 E.C.F.
Total Depr Cost: 14,738 X 1.143
Estimated T.C.V: 16,846

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Recreation Cabin 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 192 SF Floor Area = 192 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Description	Size	Cost New	Depr. Cost
Add for Electrical	192	1,528	1,146
Other Additions/Adjustments			
Totals:		19,649	14,738

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 16,846

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS JULIE A	TOWER JARED S	0	08/11/2021	QC	09-FAMILY	1178:327	PROPERTY TRANSFER	0.0
GIDDING DORALD L	JENKINS JULIE	0	03/07/2020	OTH	08-ESTATE	1177:2153	OTHER	100.0
GIDDINGS DONALD	GIDDINGS, DORRIS & JENKINS	0	12/16/2011	OTH	21-NOT USED/OTHER		OTHER	0.0

Property Address
9310 ELIZABETH

Owner's Name/Address
TOWER JARED S
8673 BEARD RD
BYRON MI 48418

Tax Description
L-429 P-693 234 LOT 9 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	41.00	150.00	1.0000	1.0000	265	100		10,865
41 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,865

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	34.90	20	87	607
Total Estimated Land Improvements True Cash Value =				607

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,400	26,600	32,000			22,073C
2024	4,900	26,600	31,500			21,410C
2023	4,600	22,400	27,000			20,391C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 552 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 47
Floor Area: 552
Total Base New : 85,174 E.C.F.
Total Depr Cost: 45,145 X 1.143
Estimated T.C.V: 51,601

(16) Porches/Decks

Area	Type
24	WGEP (1 Story)
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 552 SF Floor Area = 552 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	552		
			Total:	68,421	36,266
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,411
Water Well, 150 Feet			1	8,359	4,430
Deck					
Treated Wood			48	1,690	896
Porches					
WGEP (1 Story)			24	2,154	1,142
			Totals:	85,174	45,145

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 51,601

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JENKINS JULIE A	TOWER JARED S	0	08/11/2021	QC	09-FAMILY	1178:327	PROPERTY TRANSFER	0.0
GIDDINGS DORALD	JENKINS JULIE	0	03/07/2020	OTH	07-DEATH CERTIFICATE	1177:2153	OTHER	100.0
GIDDINGS DORALD & ELAINE M	JENKINS, JULIE	0	12/16/2011	QC	18-LIFE ESTATE	1229/1230	OTHER	0.0

Property Address

ELIZABETH

Owner's Name/Address

TOWER JARED S
8673 BEARD RD
BYRON MI 48418

Tax Description

L-429 P-693 234 LOT 10 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	40.00	150.00	1.0000	1.0000	265	100		10,600
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	10,600

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,300	0	5,300			3,409C
2024	4,800	0	4,800			3,307C
2023	4,500	0	4,500			3,150C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREDRICK BEVERLY KAY	BLAKE,WILLIAM	10,000	08/10/2011	WD	03-ARM'S LENGTH	1106/2067	OTHER	100.0

Property Address

9300 ELIZABETH

Owner's Name/Address

BLAKE WILLIAM & JESSICA
7498 ALYCIA DR
HUDSONVILLE MI 49426

Tax Description

L-761 P-53 234 LOT 11 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.87	49	49	717
Total Estimated Land Improvements True Cash Value =				717

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	10,600	17,200			11,191C
2024	6,000	8,700	14,700			9,206C
2023	5,600	7,800	13,400			8,768C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: D
Effec. Age: 26
Floor Area: 0
Total Base New : 25,079 E.C.F.
Total Depr Cost: 17,664 X 1.143
Estimated T.C.V: 20,190

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 144
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			576	21,203	15,690	
Fireplaces						
Direct-Vented Gas			1	2,088	1,545	
Carports						
Aluminum			144	1,788	429	*2
			Totals:	25,079	17,664	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 20,190

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERMAN FREDERICK H	SUMMERS JANE L	0	11/05/2010	WD	21-NOT USED/OTHER	1098/1986	OTHER	100.0

Property Address

9290 ELIZABETH

Owner's Name/Address

SUMMERS JANE L
7381 HOLLOW CORNERS RD
ALMONT MI 48003

Tax Description

L-794 P-665 234 LOT 12 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	144.00	1.0000	0.9798	265	100		12,982
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	12,982

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	8	49	24
Metal Prefab	19.67	56	34	375
Total Estimated Land Improvements True Cash Value =				399

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,500	6,700	13,200			6,846C
2024	5,900	6,600	12,500			6,641C
2023	5,500	5,900	11,400			6,325C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 0
Total Base New : 16,879 E.C.F.
Total Depr Cost: 11,246 X 1.143
Estimated T.C.V: 12,854

(16) Porches/Decks

Area	Type
100	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments				
Deck				
Treated Wood	100	2,490	598	*2
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	360	14,389	10,648	
Totals:		16,879	11,246	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 12,854

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HERMAN FREDERICK H	SUMMERS, JANE L	32,000	11/05/2010	WD	21-NOT USED/OTHER	1098/1986	OTHER	100.0

Property Address

9290 ELIZABETH

Owner's Name/Address

SUMMERS JANE L
7381 HOLLOW CORNERS RD
ALMONT MI 48003

Tax Description

L-794 P-665 234 LOT 13 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/27/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	59.74	144.00	1.0000	0.9798	265	100		15,511
65 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	15,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	384	49	1,159
Total Estimated Land Improvements True Cash Value =				1,159

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,800	50,400	58,200			32,572C
2024	7,000	49,500	56,500			31,593C
2023	6,600	43,200	49,800			30,089C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 744 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 744
Total Base New : 126,888 E.C.F.
Total Depr Cost: 84,723 X 1.143
Estimated T.C.V: 96,838

(16) Porches/Decks

Area	Type
320	WCP (1 Story)
384	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 744 SF Floor Area = 744 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	744			
			Total:	93,597	60,838	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	2,957	
Water Well, 150 Feet			1	8,359	5,433	
Porches						
WCP (1 Story)			320	9,357	8,328	*8
Fireplaces						
Exterior 1 Story			1	5,707	3,710	
Deck						
w/Roof (Roof portion)			384	5,318	3,457	
			Totals:	126,888	84,723	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 96,838

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARLISLE HAROLD & KAREN &	DAVIS JOHN G REVOCABLE TRU	75,000	03/25/2024	WD	03-ARM'S LENGTH	1186:2523	PROPERTY TRANSFER	100.0
HOFFMAN RICHARD A & NANCY	CARLISLE HAROLD & KAREN &	70,000	06/17/2022	WD	03-ARM'S LENGTH	1181:1672	DEED	100.0
HOFFMAN RICHARD A & NANCY	HOFFMAN RICHARD A & NANCY	0	10/24/2018	QC	21-NOT USED/OTHER	1167:1658	DEED	0.0

Property Address

9291 ELIZABETH

Owner's Name/Address

DAVIS JOHN G REVOCABLE TRUST
PO BOX 535
HIGGINS LAKE MI 48627

Tax Description

L-456 P-590 234 LOT 14 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	28	49	84
D/W/P: 3.5 Concrete	6.16	36	49	109
Metal Prefab	17.42	80	74	1,032
Metal Prefab	14.92	128	24	458
Total Estimated Land Improvements True Cash Value =				1,683

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	26,000	32,600			32,600S
2024	6,000	25,800	31,800			29,400C
2023	5,600	22,400	28,000			28,000S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 52
Floor Area: 576
Total Base New : 89,584 E.C.F.
Total Depr Cost: 42,998 X 1.143
Estimated T.C.V: 49,147

(16) Porches/Decks

Area	Type
63	CCP (1 Story)
5	Treated Wood
80	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Pine Logs	Slab	576		
			Total:	72,533	34,814
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,184
Water Well, 150 Feet			1	8,359	4,012
Porches					
CCP (1 Story)			63	1,705	818
Deck					
Treated Wood			80	2,213	1,062
Treated Wood			5	224	108
			Totals:	89,584	42,998

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 49,147

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TROTTIER BEVERLY KAY & LYL	BLAKE WILLIAM & JESSICA	67,500	07/10/2023	WD	21-NOT USED/OTHER	1181:1999	PROPERTY TRANSFER	100.0
FREDERICK GEORGE & BEVERLY	FREDERICK, BEVERLY	0	09/15/2009	QC	21-NOT USED/OTHER	1087/135	OTHER	0.0

Property Address

9295 ELIZABETH

Owner's Name/Address

BLAKE WILLIAM & JESSICA
7498 ALYCIA DR
HUDSONVILLE MI 49426

Tax Description

L-968 P-15 (L-675 P-6&7) 234 LOT 15 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame/Conc.	28.09	200	74	4,157
Total Estimated Land Improvements True Cash Value =				4,157

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	34,300	40,900			40,900S
2024	6,000	34,200	40,200			40,200S
2023	5,600	29,700	35,300			15,720C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 584 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 584
Total Base New : 94,859 E.C.F.
Total Depr Cost: 55,254 X 1.143
Estimated T.C.V: 63,155

(16) Porches/Decks

Area	Type
184	Treated Wood
99	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 152
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 584 SF Floor Area = 584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	584			
			Total:	73,602	43,426	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	2,684	
Water Well, 150 Feet			1	8,359	4,932	
Deck						
Treated Wood			184	3,829	2,259	
Treated Wood			99	2,479	1,463	
Carports						
Aluminum			152	2,040	490	*2
			Totals:	94,859	55,254	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 63,155

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAKE PATRICK S	BLAKE RUSSEL C	0	05/06/2024	WD	21-NOT USED/OTHER	1187:397	PROPERTY TRANSFER	50.0
BLAKE CHARLES R & MARILYN	BLAKE PATRICK S & BLAKE RU	36,000	09/05/2013	LC	21-NOT USED/OTHER	1132/533	OTHER	100.0

Property Address

9299 ELIZABETH

Owner's Name/Address

BLAKE RUSSEL C
1477 MAPLELAWN ST SW
WYOMING MI 49509

Tax Description

L-830 P-435 (L-465 P-231)234 LOT 16 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	18	49	54
Wood Frame/Conc.	31.80	100	74	2,353
Wood Frame/Conc.	29.57	160	49	2,318
Total Estimated Land Improvements True Cash Value =				4,725

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	30,400	37,000	37,000M		14,531C
2024	6,000	29,700	35,700			14,095C
2023	5,600	25,900	31,500			13,424C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 624 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 51
Floor Area: 624
Total Base New : 95,902 E.C.F.
Total Depr Cost: 46,990 X 1.143
Estimated T.C.V: 53,710

(16) Porches/Decks

Area	Type
128	Treated Wood
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	624		
			Total:	78,059	38,248
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,229
Water Well, 150 Feet			1	8,359	4,096
Deck					
Treated Wood			128	3,021	1,480
Treated Wood			60	1,913	937
			Totals:	95,902	46,990

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 53,710

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SURDU DENNIS JR & PAULA	BROYLES JASON P	56,000	03/29/2007	WD	21-NOT USED/OTHER	L-1058 P-985	OTHER	0.0
		28,000	07/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
9303 ELIZABETH

Owner's Name/Address
BROYLES JASON P
9303 ELIZABETH
HOUGHTON LAKE MI 48629

Tax Description
L-800 P-536 234 9303 ELIZABETH LOT 17 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	18	49	54
D/W/P: 3.5 Concrete	6.16	12	74	55
D/W/P: 3.5 Concrete	6.16	8	74	36
Total Estimated Land Improvements True Cash Value =				145

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	39,900	46,500			15,772C
2024	6,000	39,100	45,100			15,298C
2023	5,600	34,000	39,600			14,570C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 672 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 672
Total Base New : 105,308 E.C.F.
Total Depr Cost: 67,398 X 1.143
Estimated T.C.V: 77,036

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 252
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	672		
			Total:	80,873	51,759
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,912
Water Well, 150 Feet			1	8,359	5,350
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			252	11,526	7,377
			Totals:	105,308	67,398

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 77,036

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WESTWOOD LINDA BERNICE	WESTWOOD JAMES D & LINDA B	0	11/01/2021	QC	09-FAMILY	1178:2116	DEED	0.0
WESTWOOD, LINDA	WESTWOOD, LINDA	0	09/07/2012	WD	21-NOT USED/OTHER	1118/2242	OTHER	0.0
KLEIN RHONDA	WESTWOOD, LINDA	0	04/25/2007	LC	03-ARM'S LENGTH	1059/421	OTHER	100.0

Property Address

9307 ELIZABETH

Owner's Name/Address

WESTWOOD JAMES D & LINDA B
12703 MELODY LANE
GRAND LEDGE MI 48837

Tax Description

L-850 P-568 (L-697 P-453) 234 LOT 18 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	90	49	271
D/W/P: 3.5 Concrete	6.16	12	49	36
D/W/P: 3.5 Concrete	6.16	33	49	99
Wood Frame	23.41	160	54	2,023
Total Estimated Land Improvements True Cash Value =				2,429

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	39,200	45,800			18,756C
2024	6,000	38,400	44,400			18,193C
2023	5,600	33,400	39,000			17,327C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 680
Total Base New : 99,655 E.C.F.
Total Depr Cost: 64,096 X 1.143
Estimated T.C.V: 73,262

(16) Porches/Decks

Area	Type
120	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	680			
			Total:	81,717	52,299	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	2,912	
Water Well, 150 Feet			1	8,359	5,350	
Deck						
Treated Wood			120	2,880	2,160	*7
Fireplaces						
Wood Stove			1	2,149	1,375	
			Totals:	99,655	64,096	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 73,262

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLYNN CONSTANCE K	GLYNN CONSTANCE K [LE]	0	09/11/2023	QC	15-LADY BIRD	1185:1000	DEED	0.0
		40,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

ELIZABETH

Owner's Name/Address

GLYNN CONSTANCE K [LE]
2408 ASHMAN ST
MIDLAND MI 48640-4450

Tax Description

L-1013 P-1206 (L-945P-2601&L-576 P-68)
234 LOT 19 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	3,000	9,600			3,801C
2024	6,000	2,900	8,900			3,687C
2023	5,600	2,600	8,200			3,512C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 0
Total Base New : 8,611 E.C.F.
Total Depr Cost: 5,080 X 1.143
Estimated T.C.V: 5,806

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 192
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			192	8,611	5,080
			Totals:	8,611	5,080

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 5,806

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLYNN CONSTANCE K	GLYNN CONSTANCE K [LE]	0	09/11/2023	QC	15-LADY BIRD	1185:1000	DEED	0.0

Property Address

9315 ELIZABETH

Owner's Name/Address

GLYNN CONSTANCE K [LE]
2408 ASHMAN ST
MIDLAND MI 48640-4450

Tax Description

L-1013 P-1206 (L-945P-2601&L-576 P-68)
234 9315 ELIZABETH RD LOT 20 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	23,700	30,300			12,314C
2024	6,000	23,200	29,200			11,944C
2023	5,600	20,000	25,600			11,376C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Composition
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 46
Floor Area: 480
Total Base New : 75,472 E.C.F.
Total Depr Cost: 40,754 X 1.143
Estimated T.C.V: 46,582

(16) Porches/Decks

Area	Type
8	CPP
120	Treated Wood
70	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	58,047	31,345
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,302
Water Well, 150 Feet			1	8,124	4,387
Deck					
Treated Wood			120	2,815	1,520
Treated Wood			70	2,023	1,092
Porches					
CPP			8	200	108
			Totals:	75,472	40,754

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 46,582

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANDUINEN GARY	VANDUINEN GARY A & CAROLYN	0	06/08/2021	QC	09-FAMILY	UNRECORDED	PROPERTY TRANSFER	0.0
FULSTICK WILLIAM H TRUST E	VANDUINEN GARY	62,500	07/31/2015	WD	03-ARM'S LENGTH	1152-981	PROPERTY TRANSFER	100.0
FREDERICK MARY E	FULSTICK, WILLIAM	71,000	10/26/2010	WD	03-ARM'S LENGTH	1098/1048	OTHER	100.0

Property Address

9319 ELIZABETH

Owner's Name/Address

VANDUINEN GARY A & CAROLYN J
9319 ELIZABETH
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

VANDUINEN GARY A & CAROLYN J
39146 OTIS ALLEN RD LOT 163
ZEPHYRHILLS FL 33540

Tax Description

L-346 P-110 234 LOT 21 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/31/2015

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	50.00	150.00	1.0000	1.0000	265	100		13,250
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	13,250

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	744	74	3,391
Fencing: Wire Mesh, #11	3.21	560	49	881
Fencing: Gates, Mesh, 5'	530.43	2	49	520
Wood Frame/Conc.	31.05	120	74	2,757
Wood Frame	33.66	48	74	1,196
Total Estimated Land Improvements True Cash Value =				8,745

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,600	77,400	84,000			35,902C
2024	6,000	76,000	82,000			34,823C
2023	5,600	66,900	72,500			33,165C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1064 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,064
Total Base New : 182,926 E.C.F.
Total Depr Cost: 124,389 X 1.143
Estimated T.C.V: 142,177

(16) Porches/Decks

Area	Type
20	WCP (1 Story)
55	CPP
180	WGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 693
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1064 SF Floor Area = 1064 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,064		
			Total:	127,966	87,017
Other Additions/Adjustments					
Exterior					
Brick Veneer			152	2,403	1,634
Water/Sewer					
1000 Gal Septic			1	4,550	3,094
Water Well, 150 Feet			1	8,359	5,684
Porches					
CPP			55	1,205	819
WGEP (1 Story)			180	12,893	8,767
WCP (1 Story)			20	1,413	961
Garages					
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			693	24,137	16,413
			Totals:	182,926	124,389

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 142,177

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-530-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAIR RODNEY & PENNY	BEER MARVIN	109,900	04/26/2021	WD	03-ARM'S LENGTH	1176:1601	PROPERTY TRANSFER	100.0
NEAR MARJORY & HELEN & RIC	BLAIR RODNEY & PENNY	40,000	05/15/2018	WD	03-ARM'S LENGTH	1165:2579	PROPERTY TRANSFER	100.0
NEAR MARJORY & HELEN & RIC		0	08/16/2013	OTH	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0

Property Address

9325 ELIZABETH

Owner's Name/Address

BEER MARVIN
9325 ELIZABETH
HOUGHTON LAKE MI 48629

Tax Description

234 L-900 P-401 LOT 22 RIVERSIDE PARK.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/04/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	05/13/2019	LU19-4231	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
MH	11/06/2019	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	84.00	150.00	1.0000	1.0000	265	100		22,260
84 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	22,260

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.25	66	48	198
D/W/P: 3.5 Concrete	6.25	280	73	1,277
D/W/P: 3.5 Concrete	6.25	16	49	49
Metal Prefab	19.19	64	93	1,142
Total Estimated Land Improvements True Cash Value =				2,666

Work Description for Permit LU19-4231, Issued 05/13/2019: NEW 8X10-8' SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	11,100	47,500	58,600			44,671C
2024	10,100	45,900	56,000			43,328C
2023	9,500	40,000	49,500			41,265C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 828 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 828
Total Base New : 122,162 E.C.F.
Total Depr Cost: 78,182 X 1.143
Estimated T.C.V: 89,362

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 280
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 828 SF Floor Area = 828 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	728		
1 Story	Siding	Slab	100		
			Total:	99,143	63,450

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,500	2,880
Water Well, 150 Feet	1	8,478	5,426
Fireplaces			
Exterior 1 Story	1	5,788	3,704
Carports			
Comp.Shingle	280	4,253	2,722
	Totals:	122,162	78,182

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 89,362

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KELSEY KEITH K	KELSEY KEITH K [LE]	0	06/07/2023	QC	15-LADY BIRD	1184:1365	PROPERTY TRANSFER	0.0
KELSEY FRANCES J		0	03/19/2022	OTH	07-DEATH CERTIFICATE	1181:1407	OTHER	0.0
KELSEY FRANCES J	KELSEY FRANCES J & KELSEY	0	08/01/2017	QC	09-FAMILY	1163:0449	PROPERTY TRANSFER	0.0
KELSEY FRANCES J	KELSEY FRANCES J	0	07/31/2017	QC	21-NOT USED/OTHER	1163:448	PROPERTY TRANSFER	0.0

Property Address

9353 ELIZABETH

Owner's Name/Address

KELSEY KEITH K [LE]
9353 ELIZABETH RD
HOUGHTON LAKE MI 48629

Tax Description

(L-889P-481&L-249 P-640 L-317 P-580) 234 L-1005 P-2126 (L-1003P603)LOTS 23 & 24 N 200 FT OF LOT 31 RIVERSIDE PARK ADD 1. 9353 ELIZABETH

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/06/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Utility Building	06/27/2022	PB22-0221	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
X	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	180.00	150.00	1.0000	1.0000	265	100		47,700
180 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	47,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	74	383
D/W/P: 3.5 Concrete	6.16	34	49	102
D/W/P: 3.5 Concrete	6.16	120	75	554
Wood Frame	21.56	240	95	4,915
Total Estimated Land Improvements True Cash Value =				5,954

Work Description for Permit PB22-0221, Issued 06/27/2022: 12 x 20 = 240 TOTAL SQ FT PREBUILT SHED *MUST BE ON CONCRETE OR STONE/MUST BE TIED DOWN* LAKE TOWNSHIP LAND USE PERMIT #4507

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	23,900	55,400	79,300			35,659C
2024	21,600	54,400	76,000			34,587C
2023	20,300	47,700	68,000			32,940C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 960
Total Base New : 141,498 E.C.F.
Total Depr Cost: 89,143 X 1.143
Estimated T.C.V: 101,890

(16) Porches/Decks

Area	Type
120	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	768		
			Total:	105,564	66,505
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,866
Water Well, 150 Feet			1	8,359	5,266
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	15,360	9,677
Fireplaces					
Exterior 1 Story			1	5,707	3,595
Deck					
w/Roof (Roof portion)			120	1,958	1,234
			Totals:	141,498	89,143

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 101,890

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
9373 ELIZABETH	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KIRKPATRICK CHAN 2453 STATE RT 39 PERRYSVILLE OH 44864-1328	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	450	49	1,358
Wood Frame	34.90	20	24	168
Total Estimated Land Improvements True Cash Value =				1,526

Public Improvements

- Dirt Road
- X Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-786 P-137 234 LOT 25 RIVERSIDE PARK ADD 1

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	25,000	33,000			14,655C
2024	7,200	24,900	32,100			14,215C
2023	6,800	21,600	28,400			13,539C

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 624 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 62
Floor Area: 624
Total Base New : 92,444 E.C.F.
Total Depr Cost: 41,599 X 1.143
Estimated T.C.V: 47,548

(16) Porches/Decks

Area	Type
36	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	624		
			Total:	78,059	35,126
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,047
Water Well, 150 Feet			1	8,359	3,762
Deck					
Treated Wood			36	1,476	664
			Totals:	92,444	41,599

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 47,548

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BYERLY H & WHEELER C & WHE	BYERLY REVOCABLE TRUST	0	06/09/2015	QC	09-FAMILY	1150-1285	PROPERTY TRANSFER	0.0

Property Address

9385 ELIZABETH

Owner's Name/Address

BYERLY REVOCABLE TRUST
BYERLY RONALD L TRUSTEE
9847 KINNEVILLE RD
EATON RAPIDS MI 48827

Tax Description

234 L-761 P-39 LOT 26 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	07/27/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	66.00	150.00	1.0000	1.0000	265	100		17,490
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	17,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	428	64	1,687
Wood Frame	26.25	96	11	277
Metal Prefab	16.49	90	11	163
Total Estimated Land Improvements True Cash Value =				2,127

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	57,500	66,200			23,973C
2024	7,900	56,300	64,200			23,253C
2023	7,400	49,400	56,800			22,146C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1244 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 43
Floor Area: 1,244
Total Base New : 168,234 E.C.F.
Total Depr Cost: 95,893 X 1.143
Estimated T.C.V: 109,606

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1244 SF Floor Area = 1244 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,244		
			Total:	137,872	78,587
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,593
Water Well, 150 Feet			1	8,359	4,765
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			720	17,453	9,948
			Totals:	168,234	95,893

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 109,606

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KILBURN, LINDA & PHELPS, D	KILBURN, LINDA	0	09/14/2012	QC	21-NOT USED/OTHER	1119/224	OTHER	0.0
GLADYSZ THADDEUS J	KILBURN, LINDA & PHELPS, I	0	04/12/2012	QC	21-NOT USED/OTHER	1113/2263	OTHER	100.0
GLADYSZ DORIS		0	08/19/2005	OTH	07-DEATH CERTIFICATE	1167:2100	OTHER	0.0

Property Address

9346 OLD MEAD RD

Owner's Name/Address

KILBURN LINDA
55166 ESTATES LN
MACOMB MI 48042

Tax Description

L-293 P-313 234 LOTS 27 & 28 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	66.00	150.00	1.0000	1.0000	265	100		17,490
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	17,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	600	49	1,811
D/W/P: 3.5 Concrete	6.16	190	49	573
Total Estimated Land Improvements True Cash Value =				2,384

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	70,700	79,400			40,526C
2024	7,900	69,100	77,000			39,308C
2023	7,400	60,700	68,100			37,437C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 352 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 1,252
Total Base New : 184,559 E.C.F.
Total Depr Cost: 118,117 X 1.143
Estimated T.C.V: 135,008

(16) Porches/Decks

Area	Type
240	Treated Wood
128	Treated Wood
60	Brzwy, FW

(17) Garage

Year Built: 2008
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1072 SF Floor Area = 1252 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
1 Story	Siding	Slab	352		
			Total:	137,074	87,727

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,860	2,470
Water/Sewer			
1000 Gal Septic	1	4,550	2,912
Water Well, 150 Feet	1	8,359	5,350
Deck			
Treated Wood	240	4,565	2,922
Treated Wood	128	3,021	1,933
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	280	13,826	8,849
Fireplaces			
Exterior 1 Story	1	5,707	3,652
Breezeways			
Frame Wall	60	3,597	2,302
	Totals:	184,559	118,117

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 135,008

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-029-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUZIMSKI KURTIS J & MARIAN	GURZYNSKI JOSEPH D JR & MI	230,000	07/23/2020	WD	19-MULTI PARCEL ARM'S LEN	1173:840	PROPERTY TRANSFER	100.0
KUZIMSKI KURT J & MARIANNE	KUZIMSKI TRUST KURTIS & MA	0	12/22/2015	QC	21-NOT USED/OTHER	1156-1733	PROPERTY TRANSFER	0.0

Property Address

9344 OLD MEAD RD

Owner's Name/Address

GURZYNSKI JOSEPH D JR & MICHELLE R
9344 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-1050/1172 L-647/413 - 243 - LOTS 29 & 30 - RIVERSIDE PARK ADD #1. SPLIT ON 12/22/2011 FROM 006-531-029-0000, 006-531-030-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/23/2020

SA: NEW FOR 2012

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	11/22/2013	13280	COMPLETE
GARAGE	01/20/2012	31	COMPLETE
DEMO	12/09/2011	268	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED
DMG	11/29/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	120.00	150.00	1.0000	1.0000	265	100		31,800
120 Actual Front Feet, 0.41 Total Acres							Total Est. Land Value =	31,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	288	25	2,074
Fencing: Gates, Wood/SqFt	15.29	48	25	183
D/W/P: 3.5 Concrete	6.16	4668	75	21,566
Wood Frame	22.22	192	75	3,199
Total Estimated Land Improvements True Cash Value =				27,022

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	15,900	134,900	150,800			98,042C
2024	14,400	132,200	146,600			95,095C
2023	13,500	117,400	130,900			90,567C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 896 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 2,240
Total Base New : 333,970 E.C.F.
Total Depr Cost: 207,064 X 1.143
Estimated T.C.V: 236,674

(16) Porches/Decks

Area	Type
160	WSEP (1 Story)
456	Treated Wood
280	Roof Cover Onl
12	Treated Wood
100	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 264
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 2240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2.5 Story	Siding	Crawl Space	896		
			Total:	210,939	130,784
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,393
Water/Sewer					
1000 Gal Septic			1	4,550	2,821
Water Well, 150 Feet			1	8,359	5,183
Porches					
WSEP (1 Story)			160	7,667	4,754
Deck					
Treated Wood			456	6,945	4,306
Treated Wood			12	537	333
w/Roof (Roof portion)			280	3,976	2,465
Balcony					
Wood Balcony, Roof			100	4,967	3,080
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	18,628	11,549
Storage Over Garage			264	3,229	2,002
Common Wall: 1 Wall			1	-2,045	-1,268
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1008	22,620	14,024
Class: CD Exterior: Pole (Unfinished)					

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KUZIMSKI KURTIS J & MARIAN	GURZYNSKI JOSEPH D JR & MI	230,000	07/23/2020	WD	20-MULTI PARCEL SALE REF	1173:840	PROPERTY TRANSFER	100.0
KUZIMSKI KURTIS J & MARIAN	KUZIMSKI TRUST KURTIS & MA	0	12/22/2015	QC	21-NOT USED/OTHER	1156-1732	PROPERTY TRANSFER	0.0
HOUGHTON HAVEN INC	KUZIMSKI, KURTIS & MARIANN	12,500	03/11/2013	WD	03-ARM'S LENGTH	1125/2093	OTHER	100.0

Property Address

OLD MEAD RD

Owner's Name/Address

GURZYNSKI JOSEPH D JR & MICHELLE R
9344 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-425 P-153 234 LOT 31 EXC TH N 200 FT THEREOF RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/23/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	0	8,000			3,403C
2024	7,200	0	7,200			3,301C
2023	6,800	0	6,800			3,144C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEFANKIEWICZ KEVIN	STEFANKIEWICZ KEVIN & GAGE	0	01/13/2023	QC	21-NOT USED/OTHER	1183:718	DEED	0.0
KUZIMSKI KEVIN	STEFANKIEWICZ KEVIN	7,500	01/06/2020	WD	22-OUTLIER	1171:1134	PROPERTY TRANSFER	100.0
BAUGHMAN JOHN M	KUZIMSKI, KEVIN	0	12/15/2012	LC	03-ARM'S LENGTH	1122/2241	OTHER	100.0
BAUGHMAN JOHN M	BAUGHMAN JOHN M	0	08/17/2011	QC	21-NOT USED/OTHER	1106/1795	OTHER	100.0

Property Address

9328 OLD MEAD RD

Owner's Name/Address

STEFANKIEWICZ KEVIN & GAGE CARMEN
895 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-1009 P-1094 (L-796P-518-530) LOT 32 EXC N 200 FT RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	0	8,000			3,639C
2024	7,200	0	7,200			3,530C
2023	6,800	0	6,800			3,362C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-032-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUBOIS KEVIN M	MCKAY ASHLIE F	165,000	07/03/2024	LC	03-ARM'S LENGTH	1187:1767	PROPERTY TRANSFER	100.0
KELLEY ALICE M ESTATE	DUBOIS KEVIN M	35,000	08/10/2019	WD	08-ESTATE	1170:1290	PROPERTY TRANSFER	100.0
KELLEY ALICE M		0	06/08/2012	OTH	07-DEATH CERTIFICATE	1170:1292	OTHER	0.0
ZEMKO JOHN J	KELLEY, ALICE	35,000	11/18/2011	WD	21-NOT USED/OTHER	1109/2136	OTHER	100.0

Property Address

9341 FIELDS

Owner's Name/Address

MCKAY ASHLIE F
2379 CROSSING CIR
DAVISON MI 48423

Tax Description

L-302 P-63 234 N 200 FT OF LOT 32 AND N 200 FT OF LOT 33 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	08/10/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	34.45	48	12	198
Total Estimated Land Improvements True Cash Value =				198

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	57,000	65,000			65,000S
2024	7,200	55,100	62,300			37,299C
2023	6,800	48,000	54,800			35,523C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 16
Floor Area:
Total Base New : 144,358 E.C.F.
Total Depr Cost: 94,134 X 1.143
Estimated T.C.V: 107,595

(16) Porches/Decks

Area	Type
100	WGEP (1 Story)
32	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 83
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	936			
			Total:	94,983	59,839	
Other Additions/Adjustments						
42" frost-free footings, foundation			124	7,997	5,038	
Water/Sewer						
1000 Gal Septic			1	5,636	3,551	
Water Well, 150 Feet			1	9,232	5,816	
Porches						
WGEP (1 Story)			100	8,081	5,091	
WCP (1 Story)			32	2,487	1,567	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			352	15,942	13,232	*8
			Totals:	144,358	94,134	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 107,595

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-033-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEFANKIEWICZ KEVIN	STEFANKIEWICZ KEVIN & GAGE	0	01/13/2023	QC	21-NOT USED/OTHER	1183:718	DEED	0.0
KUZIMSKI KEVIN	STEFANKIEWICZ KEVIN	7,500	01/06/2020	WD	22-OUTLIER	1171:1134	PROPERTY TRANSFER	100.0
BAUGHMAN, JOHN M.	KUZIMSKI, KEVIN	38,000	12/15/2012	LC	03-ARM'S LENGTH	1122/2241	OTHER	100.0
BAUGHMAN JOHN M	BAUGHMAN, JOHN M.	0	08/17/2011	QC	21-NOT USED/OTHER	1106/1795	OTHER	100.0

Property Address

9320 OLD MEAD RD

Owner's Name/Address

STEFANKIEWICZ KEVIN & GAGE CARMEN
895 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-303 P-23 234 9320 MEAD RD S 280.9 FT OF LOT 33 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	316	97	1,889
Total Estimated Land Improvements True Cash Value =				1,889

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	28,300	36,300			19,815C
2024	7,200	25,600	32,800			19,220C
2023	6,800	22,300	29,100			18,305C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
1989	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
X	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 21
Floor Area:
Total Base New : 89,297 E.C.F.
Total Depr Cost: 46,680 X 1.143
Estimated T.C.V: 53,355

(16) Porches/Decks

Area	Type
8	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 77
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 1989
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=43/100/100/100/43
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	924			
			Total:	47,172	20,284	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			160	1,771	762	
Plumbing						
3 Fixture Bath			1	2,726	1,172	
Water/Sewer						
1000 Gal Septic			1	4,550	1,956	
Water Well, 150 Feet			1	8,359	3,594	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	24,361	18,758	*7
Deck						
Treated Wood			8	358	154	
			Totals:	89,297	46,680	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 53,355

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
9279 FIELDS	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/04/1994					
Owner's Name/Address	SA:					
TWADDLE MARSHALL L & WILLIAM H 9279 FIELDS DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-388 P-371 234 N 200 FT OF LOTS 34 & 35 RIVERSIDE PARK ADD 1.

Comments/Influences

Who	When	What
QT	04/23/2021	INSPECTED
DMG	08/10/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	120.00	100.00	1.0000	0.8165	265	100		25,965
120 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	25,965

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.89	120	75	2,240
Wood Frame	34.90	36	50	628
Total Estimated Land Improvements True Cash Value =				2,868

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,000	17,500	30,500			10,929C
2024	11,800	16,000	27,800			10,601C
2023	11,000	13,900	24,900			10,097C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 84 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 23
Floor Area:
Total Base New : 71,348 E.C.F.
Total Depr Cost: 27,112 X 1.143
Estimated T.C.V: 30,989

(16) Porches/Decks

Area	Type
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Addition	Siding	Slab	84		
Expando			84		
		Total:		48,122	18,286
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,506	572
Plumbing					
3 Fixture Bath			1	2,726	1,036
Water/Sewer					
1000 Gal Septic			1	4,550	1,729
Water Well, 150 Feet			1	8,359	3,176
Deck					
Treated Wood			192	3,936	1,496
Fireplaces					
Wood Stove			1	2,149	817
		Totals:		71,348	27,112

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 30,989

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-034-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIFERD JONNA & STEVEN R	CASE MARK	120,000	02/12/2025	WD	03-ARM'S LENGTH	1189:773	PROPERTY TRANSFER	100.0
MCKAY ASHLIE F	SIFERD JONNA & STEVEN R	91,000	03/26/2021	WD	03-ARM'S LENGTH	1176:0723	PROPERTY TRANSFER	100.0
BERRY FREDERICK D	MCKAY ASHLIE F	40,000	03/04/2021	WD	16-LC PAYOFF	1176:0722	DEED	0.0
BERRY FREDERICK D	MCKAY ASHLIE F	40,000	02/28/2020	LC	21-NOT USED/OTHER	1171:2227	PROPERTY TRANSFER	100.0

Property Address

9304 OLD MEAD RD

Owner's Name/Address

CASE MARK
9304 OLD MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-877 P-192 (L-377 P-651) 234 9304 OLD MEAD RD 48629S 278.71 FT OF LOT 34 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/12/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	80	74	365
Fencing: Wire Mesh, #11	3.21	1200	49	1,887
Metal Prefab	17.42	80	49	683
Total Estimated Land Improvements True Cash Value =				2,935

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	55,900	63,900			50,127C
2024	7,200	54,900	62,100			48,620C
2023	6,800	47,900	54,700			46,305C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 132 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 704
Total Base New : 126,827 E.C.F.
Total Depr Cost: 92,505 X 1.143
Estimated T.C.V: 105,733

(16) Porches/Decks

Area	Type
32	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1040
% Good: 68
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 704 SF Floor Area = 704 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	572			
1 Story	Siding	Slab	132			
			Total:	88,667	65,614	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	3,367	
Water Well, 150 Feet			1	8,359	6,186	
Fireplaces						
Wood Stove			1	2,149	1,590	
Deck						
w/Roof (Roof portion)			32	638	472	
Garages						
Class: CD Exterior: Pole (Unfinished)						
Base Cost			1040	22,464	15,276	*6
			Totals:	126,827	92,505	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 105,733

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPBELL LOREN	OLIVAR RICHARD	46,500	07/24/2018	WD	03-ARM'S LENGTH	1166:1762	PROPERTY TRANSFER	100.0
HOST MARK	CAMPBELL LOREN	0	05/28/2014	OTH	21-NOT USED/OTHER	1139/2016 1140/	OTHER	0.0
ATKIN, MICHAEL & PAULA	CAMPBELL, LOREN	42,500	08/09/2012	LC	03-ARM'S LENGTH	1117/2676	OTHER	100.0
CAMPBELL, LOREN	HOST, MARK	0	08/09/2012	LC	21-NOT USED/OTHER	1118/1957	OTHER	100.0

Property Address

9292 OLD MEAD RD

Owner's Name/Address

OLIVAR RICHARD
9292 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-1020 P-2535 (L-718 P-293) 234 9292 OLD MEAD RD S 276.52 FT OF LOT 35 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/30/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	49	49
D/W/P: 3.5 Concrete	6.16	81	49	245
Wood Frame	24.00	144	74	2,557
Total Estimated Land Improvements True Cash Value =				2,851

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	52,400	60,400			21,352C
2024	7,200	51,300	58,500			20,710C
2023	6,800	44,900	51,700			19,724C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 912 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 912
Total Base New : 146,725 E.C.F.
Total Depr Cost: 86,567 X 1.143
Estimated T.C.V: 98,946

(16) Porches/Decks

Area	Type
76	Treated Wood
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	108,873	64,235
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,684
Water Well, 150 Feet			1	8,359	4,932
Deck					
Treated Wood			76	2,144	1,265
Treated Wood			192	3,936	2,322
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			352	14,179	8,366
Common Wall: 1/2 Wall			1	-1,023	-604
Fireplaces					
Exterior 1 Story			1	5,707	3,367
			Totals:	146,725	86,567

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 98,946

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEE JACK T JR & JANET L	METZ RYAN	95,650	11/08/2021	WD	21-NOT USED/OTHER	1178:2605	PROPERTY TRANSFER	100.0
HULTBERG DENNIS J & NANCY	GEE JACK T JR & JANET L	18,000	08/07/2018	WD	22-OUTLIER	1166:2005	PROPERTY TRANSFER	100.0
		25,000	11/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

9259 FIELDS

Owner's Name/Address

METZ RYAN
9259 FIELDS DR
HOUGHTON LAKE MI 48629

Tax Description

L-995 P-331 (L-655 P-82) 234 N 200 FT OF LOT 36 RIVERSIDE PARK ADD 1

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 11/15/2021
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/16/2021	PB21-0287	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	08/10/2012	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	48	24	356
Total Estimated Land Improvements True Cash Value =				356

Work Description for Permit PB21-0287, Issued 08/16/2021: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	57,200	65,200			50,695C
2024	7,200	56,200	63,400			49,171C
2023	6,800	49,000	55,800			46,830C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 260 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 840
Total Base New : 130,400 E.C.F.
Total Depr Cost: 96,497 X 1.143
Estimated T.C.V: 110,296

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	572		
1 Story	Siding	Slab	260		
1 Story	Siding	Overhang	8		
			Total:	112,833	83,497
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,864	3,599
Water Well, 150 Feet			1	8,594	6,360
Porches					
WCP (1 Story)			48	3,013	2,230
Deck					
Treated Wood			24	1,096	811
			Totals:	130,400	96,497

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 110,296

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-036-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
9282 OLD MEAD RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WISMER DAVID N & COLLEEN R 9376 RUBY STREET HOLLY MI 48442	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-544 P-542 234 9282 MEAD ROAD 48629LOT 36 EXC N 200 FT THEREOF RIVERSIDE PARK ADD 1.

Comments/Influences

Who	When	What
QT	06/10/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	50.00	1.0000	0.5774	265	100		9,180
60 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	9,180

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	21.53	140	25	753
Wood Frame/Conc.	27.31	140	75	2,867
Total Estimated Land Improvements True Cash Value =				3,620

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	4,600	46,600	51,200			21,371C
2024	4,200	45,600	49,800			20,729C
2023	3,900	39,900	43,800			19,742C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 640 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 45
Floor Area: 1,120
Total Base New : 139,057 E.C.F.
Total Depr Cost: 76,033 X 1.143
Estimated T.C.V: 86,906

(16) Porches/Decks

Area	Type
98	Roof Cover Onl
80	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 640 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	640		
			Total:	108,678	59,772
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	2,345
Water Well, 150 Feet			1	8,124	4,468
Balcony					
Wood Balcony			80	2,707	1,489
Garages					
Class: D Exterior: Block Foundation: 18 Inch (Unfinished)					
Base Cost			360	13,792	7,586
Deck					
w/Roof (Roof portion)			98	1,493	373
			Totals:	139,057	76,033

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 86,906

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEADOWS DANIEL J	ROOT TAMMY	150,000	09/13/2024	WD	20-MULTI PARCEL SALE REF	1188:529	PROPERTY TRANSFER	100.0
MEADOWS HALLA M	MEADOWS DANIEL J	0	09/11/2024	QC	06-COURT JUDGEMENT	1188:528	DEED	0.0
HULTBERG DENNIS J & NANCY	MEADOWS DANIEL J & HALLA M	119,900	06/11/2021	WD	20-MULTI PARCEL SALE REF	1177:0474	PROPERTY TRANSFER	100.0
		51,900	04/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

FIELDS

Owner's Name/Address

ROOT TAMMY
57210 GEARHARTS LANDING RD
THREE RIVERS MI 49093

Tax Description

L-883 P-15 (L-512 P-161) 234 LOT 37 EXC S 272.14 FT THEREOF RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	/ /	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	96	74	437
Total Estimated Land Improvements True Cash Value =				437

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	8,000	16,000			16,000S
2024	7,200	7,900	15,100			12,568C
2023	6,800	8,000	14,800			11,970C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 0
Total Base New : 20,826 E.C.F.
Total Depr Cost: 13,536 X 1.143
Estimated T.C.V: 15,472

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 320
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	768	16,036	10,423
Carports			
Comp.Shingle	320	4,790	3,113
	Totals:	20,826	13,536

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 15,472

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-037-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIRK HAROLD V	KIRK JOSEPH R	0	09/26/2019	OTH	07-DEATH CERTIFICATE	1170:2197	PROPERTY TRANSFER	0.0
KIRK GLORIA P		0	06/30/2006	OTH	07-DEATH CERTIFICATE	1170:2196	OTHER	0.0
KIRK HAROLD V & GLORIA P	KIRK JOSEPH R	0	03/20/2006	QC	18-LIFE ESTATE	1041:13	DEED	0.0

Property Address

9270 OLD MEAD RD

Owner's Name/Address

KIRK JOSEPH R
9270 OLD MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-1041 P-13 (L-332 P-624) 234 S 272.14 FT OF LOT 37 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/11/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	60.00	150.00	1.0000	1.0000	265	100		15,900
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	15,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	828	10	1,483
Wood Frame	22.86	100	50	1,143
Total Estimated Land Improvements True Cash Value =				2,626

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	24,900	32,900			13,042C
2024	7,200	24,100	31,300			12,650C
2023	6,800	20,900	27,700			12,048C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 400 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 55
Floor Area: 640
Total Base New : 89,773 E.C.F.
Total Depr Cost: 39,633 X 1.143
Estimated T.C.V: 45,300

(16) Porches/Decks

Area	Type
102	Roof Cover Onl
12	Treated Wood
12	Treated Wood
128	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 640 SF Floor Area = 640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	400		
1 Story	Siding	Piers	240		
			Total:	72,896	32,803
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,918
Water Well, 150 Feet			1	8,124	3,656
Deck					
Treated Wood			12	526	237
Treated Wood			12	526	237
w/Roof (Roof portion)			102	1,544	309
w/Roof (Roof portion)			128	1,894	473
			Totals:	89,773	39,633

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 45,300

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEADOWS DANIEL J	ROOT TAMMY	150,000	09/13/2024	WD	19-MULTI PARCEL ARM'S LEN	1188:529	PROPERTY TRANSFER	100.0
MEADOWS HALLA M	MEADOWS DANIEL J	0	09/11/2024	QC	06-COURT JUDGEMENT	1188:528	DEED	0.0
HULTBERG DENNIS J & NANCY	MEADOWS DANIEL J & HALLA M	119,900	06/11/2021	WD	19-MULTI PARCEL ARM'S LEN	1177:474	PROPERTY TRANSFER	100.0

Property Address
9255 FIELDS

Owner's Name/Address
ROOT TAMMY
57210 GEARHARTS LANDING RD
THREE RIVERS MI 49093

Tax Description
L-883 P-15 (L-512 P-161) 234 N 200 FT OF LOT 38 RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/23/2021	INSPECTED
DMG	09/24/2012	INSPECTED
RG	01/01/2000	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	66.00	150.00	1.0000	1.0000	265	100		17,490
66 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	17,490

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	150	24	559
Total Estimated Land Improvements True Cash Value =				559

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,700	53,500	62,200			62,200S
2024	7,900	52,500	60,400			59,220C
2023	7,400	49,000	56,400			56,400S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 800 S.F.
Slab: 144 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 944
Total Base New : 130,150 E.C.F.
Total Depr Cost: 90,345 X 1.143
Estimated T.C.V: 103,264

(16) Porches/Decks

Area	Type
192	Treated Wood
99	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 944 SF Floor Area = 944 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	800		
1 Story	Siding	Slab	144		
			Total:	111,654	78,158

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,550	3,185
Water Well, 150 Feet	1	8,359	5,851
Deck			
Treated Wood	192	3,936	2,755
w/Roof (Roof portion)	99	1,651	396
	Totals:	130,150	90,345

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 103,264

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-038-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIRK RODNEY J	KIRK JOSEPH R	0	10/18/2019	QC	09-FAMILY	1170:2198	PROPERTY TRANSFER	0.0
KIRK HAROLD V	KIRK RODNEY J	0	09/26/2019	OTH	07-DEATH CERTIFICATE	1170:2197	OTHER	0.0
KIRK GLORIA P		0	06/30/2006	OTH	07-DEATH CERTIFICATE	1170:2196	OTHER	0.0
KIRK HAROLD V & GLORIA P	KIRK RODNEY J	0	03/20/2006	QC	18-LIFE ESTATE	1041:14	DEED	0.0

Property Address
9266 OLD MEAD RD

Owner's Name/Address
KIRK JOSEPH R
9270 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description
L-1041 P-14 (L-341 P-569) 234 LOT 38 EXC N 200 FT THEREOF RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	11/04/2011	252	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/10/2022	INSPECTED
DMG	09/30/2011	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RV/CN W/SCHOOL	67.00	150.00	1.0000	1.0000	265	100		17,755
67 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	17,755

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	80	25	576
Fencing: Wd, Split, 2 Rail	15.53	40	25	155
Wood Frame	31.81	60	25	477
Wood Frame	33.66	48	25	404
Total Estimated Land Improvements True Cash Value =				1,612

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,900	22,100	31,000			11,309C
2024	8,000	21,900	29,900			10,969C
2023	7,500	19,000	26,500			10,447C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Fair

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 420 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
X	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
2

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 28
Floor Area:
Total Base New : 103,672 E.C.F.
Total Depr Cost: 36,286 X 1.143
Estimated T.C.V: 41,475

(16) Porches/Decks

Area	Type
72	WGEP (2 Story)
240	Treated Wood
32	Treated Wood
36	Treated Wood
70	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1092 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Metal	672		
Addition	Siding	Crawl	420		
			Total:	67,675	23,687
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			136	1,506	527
Plumbing					
3 Fixture Bath			1	2,726	954
Porches					
WGEP (2 Story)			72	9,088	3,181
Deck					
Treated Wood w/Roof (Deck Portion)			240	4,565	1,598
Treated Wood w/Roof (Roof portion)			240	3,530	1,235
Treated Wood			32	1,374	481
Treated Wood			36	1,476	517
w/Roof (Roof portion)			70	1,224	428
Water/Sewer					
Water Well, 150 Feet			1	8,359	2,926
Fireplaces					
Wood Stove			1	2,149	752
Lump Sum Items					
FR MH				0	0
FR HOU SE				0	0
			Totals:	103,672	36,286

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 41,475

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-531-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KIRK RODNEY J	KIRK JOSEPH R	0	10/18/2019	QC	09-FAMILY	1170:2198	PROPERTY TRANSFER	0.0
KIRK HAROLD V	KIRK RODNEY J	0	09/26/2019	OTH	07-DEATH CERTIFICATE	1170:2197	OTHER	0.0
KIRK GLORIA P		0	06/30/2006	OTH	07-DEATH CERTIFICATE	1170:2196	OTHER	0.0
KIRK HAROLD V & GLORIA P	KIRK RODNEY J	0	03/20/2006	QC	18-LIFE ESTATE	1041:14	DEED	0.0

Property Address

OLD MEAD RD

Owner's Name/Address

KIRK JOSEPH R
9270 MEAD RD
HOUGHTON LAKE MI 48629

Tax Description

L-1041 P-14 (L-341 P-569) 234 OUTLOT A RIVERSIDE PARK ADD 1.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/11/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RESIDENTIAL ACREAGE			0.363 Acres		12,500	65	TRIANGULAR 65/35	2,949
			0.36 Total Acres		Total Est. Land Value =			2,949

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,500	0	1,500			123C
2024	1,400	0	1,400			120C
2023	1,100	0	1,100			115C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENSING WILLIAM	TRAVELBEE HEIDI A	0	07/26/2017	QC	21-NOT USED/OTHER	1163:0343	PROPERTY TRANSFER	100.0
ENSING IRENE E		0	01/12/2017	OTH	07-DEATH CERTIFICATE	1163:0342	PROPERTY TRANSFER	0.0

Property Address

1262 N MUSKEGON RD

Owner's Name/Address

TRAVELBEE HEIDI A
2901 E HOUGHTON LAKE RD
LAKE CITY MI 49651-9760

Tax Description

L-258 P-402 234 N 1/2 OF LOT 1 RIVER TRAIL SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	50.00	150.00	1.0000	1.0000	200	100		10,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	10,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	17.91	460	23	1,895
Metal Prefab	11.28	198	11	246
Total Estimated Land Improvements True Cash Value =				2,141

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,000	26,400	31,400			14,531C
2024	3,800	24,900	28,700			14,095C
2023	3,800	22,000	25,800			13,424C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 432 S.F.
Slab: 448 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 57
Floor Area: 880
Total Base New : 136,737 E.C.F.
Total Depr Cost: 61,530 X 0.813
Estimated T.C.V: 50,024

(16) Porches/Decks

Area	Type
128	WGEP (1 Story)
128	WGEP (1 Story)
25	Treated Wood
24	Treated Wood
32	Roof Cover Onl
49	Roof Cover Onl
96	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	448		
1 Story	Siding	Crawl Space	432		
			Total:	96,568	43,455
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,263	1,918
Water Well, 150 Feet			1	8,124	3,656
Porches					
WGEP (1 Story)			128	9,553	4,299
WGEP (1 Story)			128	9,553	4,299
Deck					
Treated Wood			25	1,136	511
Treated Wood			24	1,052	473
w/Roof (Roof portion)			32	589	265
w/Roof (Roof portion)			49	814	366
Breezeways					
Frame Wall			96	5,085	2,288
			Totals:	136,737	61,530

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 50,024

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-001-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

ROSCOMMON CO ROAD COMMISSION
820 E WEST BRANCH RD
PRUDENVILLE MI 48651

Tax Description

234 S 1/2 OF LOT 1 RIVER TRAIL SUBD.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

1278 N MUSKEGON RD

Owner's Name/Address

SERVISS GARY & LOIS
1278 N MUSKEGON RD
HOUGHTON LAKE MI 48629

Tax Description

L-698 P-395-396 234 LOT 2 RIVER TRAIL SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/2001

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	88.00	150.00	0.8931	1.0000	200	100		15,718
88 Actual Front Feet, 0.30 Total Acres							Total Est. Land Value =	15,718

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	275	70	3,005
D/W/P: 3.5 Concrete	6.58	50	52	171
Metal Prefab	25.08	15	12	45
Total Estimated Land Improvements True Cash Value =				3,221

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,900	49,800	57,700			42,858C
2024	5,900	49,700	55,600			41,570C
2023	5,900	44,000	49,900			39,591C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 2
Floor Area:
Total Base New : 119,349 E.C.F.
Total Depr Cost: 111,650 X 0.813
Estimated T.C.V: 90,771

(16) Porches/Decks

Area	Type
200	Treated Wood
32	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1248			
			Total:	86,472	81,283	
Other Additions/Adjustments						
42" frost-free footings, foundation			148	8,729	8,205	
Plumbing						
3 Fixture Bath			1	3,054	2,871	
Water/Sewer						
1000 Gal Septic			1	4,864	4,572	
Water Well, 150 Feet			1	8,594	8,078	
Deck						
Treated Wood			200	4,134	3,349	*8
Treated Wood			32	1,404	1,320	
Treated Wood w/Roof (Deck Portion)			32	1,404	1,320	
Treated Wood w/Roof (Roof portion)			32	694	652	
			Totals:	119,349	111,650	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 90,771

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		3,800	03/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-3	Building Permit(s)	Date	Number	Status
N MUSKEGON RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
SERVISS GARY & LOIS 1278 N MUSKEGON RD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Tax Description

L-1023 P-325 (L-1020P-2179&L-714 P-378)
234 LOT 3 RIVER TRAIL SUBD.

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	20.21	180	73	2,656

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/RAIPD/25 S/RAISFPEL	4.40	20	25	22
/CI16/YARI/RAIPD/25 S/RAISFPEL	4.40	12	25	13
/CI16/YARI/RAIPD/25 S/RAISFPEL	4.40	36	25	39
Total Estimated Land Improvements True Cash Value =				2,730

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	1,400	7,200			1,867C
2024	4,300	1,400	5,700			1,811C
2023	4,300	1,300	5,600			1,725C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRAVELBEE RICHARD D & HEID	FIGAC STEPHEN	92,000	08/10/2021	WD	20-MULTI PARCEL SALE REF	1177:2182	PROPERTY TRANSFER	100.0
		32,000	05/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

BURGESS ST

Owner's Name/Address

FIGAC STEPHEN
1297 BURGESS
HOUGHTON LAKE MI 48629

Tax Description

L-790 P-282 234 LOT 4 RIVER TRAIL SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/10/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Gates, Wood/SqFt	15.29	64	48	470
Fencing: Wire Mesh, #11	3.21	810	48	1,248
Wood Frame	23.41	160	48	1,798
Metal Prefab	18.36	70	23	296
Total Estimated Land Improvements True Cash Value =				3,812

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	1,900	7,700			5,001C
2024	4,300	1,700	6,000			4,851C
2023	4,300	1,600	5,900			4,620C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CANTRELL WILLIAM E II	CANTRELL WILLIAM E II [LE]	0	07/11/2019	QC	18-LIFE ESTATE	1169:2360	PROPERTY TRANSFER	0.0

Property Address

1308 N MUSKEGON RD

Owner's Name/Address

CANTRELL WILLIAM E II [LE]
1545 GRANT AVE
LINCOLN PARK MI 48146

Tax Description

L-664 P-86 234 LOT 5 RIVER TRAIL SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	340	27	531
Metal Prefab	15.51	70	27	293
Total Estimated Land Improvements True Cash Value =				824

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	10,000	15,800			7,760C
2024	4,300	8,600	12,900			7,527C
2023	4,300	7,400	11,700			7,169C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 19
Floor Area:
Total Base New : 46,303 E.C.F.
Total Depr Cost: 22,226 X 0.813
Estimated T.C.V: 18,070

(16) Porches/Decks

Area	Type
121	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 460 SF Floor Area = 460 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	460		
			Total:	28,072	13,475
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			112	1,208	580
Water/Sewer					
1000 Gal Septic			1	4,263	2,046
Water Well, 150 Feet			1	8,124	3,900
Deck					
Treated Wood w/Roof (Deck Portion)			121	2,834	1,360
Treated Wood w/Roof (Roof portion)			121	1,802	865
			Totals:	46,303	22,226

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 18,070

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-006-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TASKER MARY L	SMITH LORREN L	50,000	09/18/2024	LC	20-MULTI PARCEL SALE REF	1188:946	PROPERTY TRANSFER	100.0
TASKER WALTER H		0	03/15/2024	OTH	07-DEATH CERTIFICATE	1188:945	OTHER	0.0

Property Address
1312 N MUSKEGON RD

Owner's Name/Address
SMITH LORREN L
PO BOX 535
HOUGHTON LAKE HEIGHTS MI 48630

Tax Description
L-676 P-349 - 234 - LOT 6 RIVERTRAIL SUBD & WLY 12FT OF LOT 19 RIVER TRAIL SUBD # 2 - ENJOINED WITH THIS LOT. SPLIT ON 01/13/2011 FROM 006-541-006-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	11/15/2000	PB06-0564	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	63.00	150.00	0.9548	1.0000	200	100		12,031
63 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	12,031

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.23	238	11	503
Metal Prefab	12.75	120	23	352
Total Estimated Land Improvements True Cash Value =				855

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,000	20,000	26,000			26,000S
2024	4,500	19,800	24,300			15,300C
2023	4,500	17,400	21,900			14,572C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 832 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 57
Floor Area: 832
Total Base New : 106,906 E.C.F.
Total Depr Cost: 47,262 X 0.813
Estimated T.C.V: 38,424

(16) Porches/Decks

Area	Type
48	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 200
Roof: Fiberglass

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	832			
			Total:	88,668	39,900	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,263	1,918	
Water Well, 150 Feet			1	8,124	3,656	
Deck						
Treated Wood			48	1,656	431	*2
Fireplaces						
Wood Stove			1	1,779	801	
Carports						
Fiberglass			200	2,416	556	*2
			Totals:	106,906	47,262	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 38,424

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TASKER MARY L	SMITH LORREN L	50,000	09/18/2024	LC	20-MULTI PARCEL SALE REF	1188:946	PROPERTY TRANSFER	100.0
TASKER WALTER H		0	03/15/2024	OTH	07-DEATH CERTIFICATE	1188:945	OTHER	0.0
SMITH JEFFREY & CYNTHIA	TASKER MARY L	7,000	09/10/2014	QC	21-NOT USED/OTHER	1143-571	PROPERTY TRANSFER	100.0
		9,000	04/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1314 N MUSKEGON RD

Owner's Name/Address

SMITH LORREN L
PO BOX 535
HOUGHTON LAKE HEIGHTS MI 48630

Tax Description

L-1005 P-2087 (L-976P-916&L-611 P-621)
234 LOT 7 RIVER TRAIL SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	13,000	18,800			18,800S
2024	4,300	6,500	10,800			7,619C
2023	4,300	5,500	9,800			7,257C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 14
Floor Area:
Total Base New : 50,065 E.C.F.
Total Depr Cost: 30,541 X 0.813
Estimated T.C.V: 24,830

(16) Porches/Decks

Area	Type
48	WGEP (1 Story)
112	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 470 SF Floor Area = 470 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	470		
			Total:	28,570	17,429
Other Additions/Adjustments					
Skirting, Plywd/Hrdbd			114	1,312	800
Water/Sewer					
1000 Gal Septic			1	4,263	2,600
Water Well, 150 Feet			1	8,124	4,956
Porches					
WGEP (1 Story)			48	4,080	2,489
Deck					
Treated Wood			112	2,664	1,625
Treated Wood			24	1,052	642
			Totals:	50,065	30,541

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 24,830

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status
1316 N MUSKEGON RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/04/1994					
Owner's Name/Address	SA:					
KAISER KEN ALLEN 1316 N MUSKEGON RD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Tax Description

L-704 P-55 234 LOT 8 RIVER TRAIL SUBD.

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	25.00	150.00	1.1487	1.0000	200	100		5,743
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	5,743

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	18	23	26
Metal Prefab	18.36	70	23	296
Total Estimated Land Improvements True Cash Value =				322

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,900	18,800	21,700			14,998C
2024	2,200	17,800	20,000			14,548C
2023	2,200	15,400	17,600			13,856C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 480
Total Base New : 71,676 E.C.F.
Total Depr Cost: 45,155 X 0.813
Estimated T.C.V: 36,711

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	58,767	37,023

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,550	2,866
Water Well, 150 Feet	1	8,359	5,266
Totals:		71,676	45,155

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 36,711

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-009-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHANKS CLARENCE R & SYLVIA	SHANKS JOINT TRUST AGREEME	0	11/20/2000	QC	14-INTO/OUT OF TRUST	0909:224	DEED	0.0

Property Address

1318 N MUSKEGON RD

Owner's Name/Address

SHANKS JOINT TRUST AGREEMENT
5366 TEQUESTA DR
WEST BLOOMFIELD MI 48323

Tax Description

L-909 P-224(L-908 P-369&L-759
P-250-251)234 LOT 9 & S1/2 OF LOT 10
RIVER TRAIL SUB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	90.00	150.00	0.8891	1.0000	200	100		16,004
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	16,004

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	60	12	42
Metal Prefab	15.51	70	24	261
Total Estimated Land Improvements True Cash Value =				303

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	20,500	28,500			17,856C
2024	6,000	17,900	23,900			17,320C
2023	6,000	15,800	21,800			16,496C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 586 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 19
Floor Area:
Total Base New : 96,181 E.C.F.
Total Depr Cost: 46,168 X 0.813
Estimated T.C.V: 37,535

(16) Porches/Decks

Area	Type
460	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 1046 SF Floor Area = 1046 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	460		
Addition	Siding	Crawl	586		
			Total:	61,697	29,615
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			112	1,208	580
Water/Sewer					
1000 Gal Septic			1	4,263	2,046
Water Well, 150 Feet			1	8,124	3,900
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			572	16,988	8,154
Common Wall: 1 Wall			1	-1,844	-885
Deck					
w/Roof (Roof portion)			460	5,745	2,758
			Totals:	96,181	46,168

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 37,535

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-010-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHANKS CLARENCE R & SYLVIA	SHANKS JOINT TRUST AGREEME	0	11/20/2000	QC	14-INTO/OUT OF TRUST	0909:225	DEED	0.0

Property Address

1390 N MUSKEGON RD

Owner's Name/Address

SHANKS JOINT TRUST AGREEMENT
5366 TEQUESTA DR
WEST BLOOMFIELD MI 48323

Tax Description

L-909 P-225
(L-908P-370&L-759P-250&252)234 N1/2 OF LOT 10 & LOT 11 RIVER TRAIL SUB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	90.00	150.00	0.8891	1.0000	200	100		16,004
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	16,004

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	288	26	433
Wood Frame	20.21	180	23	837
Wood Frame	25.06	84	23	484
Total Estimated Land Improvements True Cash Value =				1,754

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	8,000	5,500	13,500			6,931C
2024	6,000	5,100	11,100			6,723C
2023	6,000	4,600	10,600			6,403C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 0
Total Base New : 19,277 E.C.F.
Total Depr Cost: 11,180 X 0.813
Estimated T.C.V: 9,089

(16) Porches/Decks

Area	Type
240	Roof Cover Onl
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			728	15,383	8,922
Deck					
Treated Wood			16	702	407
w/Roof (Roof portion)			240	3,192	1,851
			Totals:	19,277	11,180

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 9,089

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-541-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-3	Building Permit(s)	Date	Number	Status
MUSKEGON RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WAINWRIGHT ARTHUR A JR &DORTHA 3217 W MEAD RD ST JOHNS MI 48879	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/09/2019	INSPECTED
DG	09/10/2009	INSPECTED

Tax Description

L-1048 P-384 (L-1041P-2152&L-768P-4) 234 LOT 12 RIVER TRAIL SUBD.

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame/Conc.	31.05	120	48	1,788
Total Estimated Land Improvements True Cash Value =				1,788

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	900	6,700			1,310C
2024	4,300	900	5,200			1,271C
2023	4,300	900	5,200			1,211C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status
1403 BURGESS ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WAINWRIGHT ARTHUR JR ET UX 3217 W MEAD RD ST JOHNS MI 48879	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	14.27	32	11	50
Total Estimated Land Improvements True Cash Value =				50

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-458 P-538 234 LOT 13 RIVER TRAIL SUBD 2.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	23,800	29,600			11,841C
2024	4,300	21,900	26,200			11,485C
2023	4,300	18,600	22,900			10,939C

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 480
Total Base New : 84,758 E.C.F.
Total Depr Cost: 57,635 X 0.813
Estimated T.C.V: 46,858

(16) Porches/Decks

Area	Type
328	Treated Wood
40	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	60,393	41,067
Other Additions/Adjustments					
Exterior					
Stone Veneer			63	2,153	1,464
Water/Sewer					
1000 Gal Septic			1	4,550	3,094
Water Well, 150 Feet			1	8,359	5,684
Deck					
Treated Wood			328	5,602	3,809
Treated Wood w/Roof (Deck Portion)			40	1,563	1,063
Treated Wood w/Roof (Roof portion)			40	764	520
Treated Wood			32	1,374	934
			Totals:	84,758	57,635

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 46,858

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSCOMMON COUNTY	WAINWRIGHT, ARTHUR & LINDA	2,000	08/20/2010	QC	21-NOT USED/OTHER		OTHER	100.0
ANSPACH BERNICE A	ROSCOMMON COUNTY	0	06/24/2010	OTH	21-NOT USED/OTHER	1094/1256	OTHER	0.0

Property Address

1383 BURGESS ST

Owner's Name/Address

WAINWRIGHT ARTHUR & LINDA
3217 W MEAD RD
SAINT JOHNS MI 48879

Tax Description

L-633 P-78 234 LOT 14 RIVER TRAIL SUBD 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	320	27	532
Wood Frame	25.34	108	24	657
Total Estimated Land Improvements True Cash Value =				1,189

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	8,900	14,700			4,594C
2024	4,300	7,400	11,700			4,456C
2023	4,300	6,400	10,700			4,244C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 23
Floor Area:
Total Base New : 51,842 E.C.F.
Total Depr Cost: 19,701 X 0.813
Estimated T.C.V: 16,017

(16) Porches/Decks

Area	Type
64	Treated Wood
48	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
			Total:	35,148	13,357
Other Additions/Adjustments					
Skirting, Plywd/Hrdbd			136	1,565	595
Water/Sewer					
1000 Gal Septic			1	4,263	1,620
Water Well, 150 Feet			1	8,124	3,087
Deck					
Treated Wood			64	1,939	737
w/Roof (Roof portion)			48	803	305
			Totals:	51,842	19,701

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 16,017

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TASKER WALTER H		0	03/15/2024	OTH	07-DEATH CERTIFICATE	OBITUARY ONLINE	OTHER	0.0
ROSS JAMES A JR	TASKER WALTER G	0	04/10/2018	QC	21-NOT USED/OTHER	1165:2415	PROPERTY TRANSFER	100.0
BOWERMAN LARRY G & JEANNE	ROSS JR., JAMES A	0	07/19/2010	QC	21-NOT USED/OTHER	1095/2152	OTHER	100.0

Property Address

1363 BURGESS ST

Owner's Name/Address

TASKER WALTER H ESTATE
C/O MARY TASKER
1523 LIN CREEK RD
SEVIERVILLE TN 37876

Tax Description

L-649 P-86-87 234 LOTS 15 & 16 RIVER TRAIL SUB2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	120.00	100.00	0.8394	0.9221	200	100		18,576
120 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	18,576

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,300	0	9,300			5,606C
2024	7,000	5,900	12,900			9,353C
2023	7,000	5,000	12,000			8,908C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SWANSON GORDON J & SWANSON	SABOURIN RONALD & KIM	21,000	10/09/1997	WD	16-LC PAYOFF	0769:455	DEED	0.0

Property Address

1343 BURGESS ST

Owner's Name/Address

SABOURIN RONALD & KIM
4911 SULPHER SPRINGS NE
HICKORY NC 28601

Tax Description

L-769 P-455 234 LOT 17 RIVER TRAIL 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.12	15	26	8
Metal Prefab	13.13	100	23	302
Wood Frame	19.81	192	23	875
Total Estimated Land Improvements True Cash Value =				1,185

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	33,100	38,900			26,797C
2024	4,300	30,300	34,600			23,858C
2023	4,300	26,800	31,100			22,722C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 960
Total Base New : 130,146 E.C.F.
Total Depr Cost: 77,630 X 0.813
Estimated T.C.V: 63,113

(16) Porches/Decks

Area	Type
56	WGEP (1 Story)
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	960			
			Total:	105,321	61,086	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,263	2,473	
Water Well, 150 Feet			1	8,124	4,712	
Porches						
WGEP (1 Story)			56	5,543	3,215	
Deck						
Treated Wood			9	395	229	
Local Cost Items						
OUTDOOR WOOD FURNACE			1	6,500	5,915	*9
			Totals:	130,146	77,630	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 63,113

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLIE CARL L & RUTH L	MEY RANDALL K	16,000	05/11/2016	WD	20-MULTI PARCEL SALE REF	1158-2690	PROPERTY TRANSFER	100.0
		30,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

BURGESS ST

Owner's Name/Address

MEY RANDALL K
11911 BAUMGARTNER RD
SAINT CHARLES MI 48655

Tax Description

L-1011 P-1741 (L-900P-79&L-742 P-466) 234 1335 BURGESS ST LOT 18 RIVER TRAIL #2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.10	30	11	103
Total Estimated Land Improvements True Cash Value =				103

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	4,800	10,600			4,677C
2024	4,300	2,500	6,800			3,858C
2023	4,300	1,600	5,900			3,675C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: WELL/SEP ONLY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 22
Floor Area: 0
Total Base New : 14,260 E.C.F.
Total Depr Cost: 11,460 X 0.813
Estimated T.C.V: 9,317

(16) Porches/Decks

Area	Type
60	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family WELL/SEP ONLY Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,263	3,325	
Water Well, 150 Feet			1	8,124	6,337	
Deck						
Treated Wood			60	1,873	1,798	*9
			Totals:	14,260	11,460	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 9,317

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-019-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLIE CARL L & RUTH L	MEY RANDALL K	16,000	05/11/2016	WD	21-NOT USED/OTHER	1158-2690	PROPERTY TRANSFER	100.0

Property Address

1325 BURGESS ST

Owner's Name/Address

MEY RANDALL K
11911 BAUMGARTNER RD
SAINT CHARLES MI 48655

Tax Description

L-1011/1741 L-675/491 - 234 - LOT 19 RIVER TRAIL SUBD #2 EXC THE WLY 12 THEREOF - ENJOINED WITH LOT 6 OF RIVER TRAIL SUBD. SPLIT ON 01/13/2011 FROM 006-542-019-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	57.00	150.00	0.9741	1.0000	200	100		11,105
57 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	11,105

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	195	48	576
Total Estimated Land Improvements True Cash Value =				576

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,600	6,700	12,300			8,332C
2024	4,200	6,200	10,400			8,082C
2023	4,200	5,600	9,800			7,698C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 0
Total Base New : 22,908 E.C.F.
Total Depr Cost: 15,577 X 0.813
Estimated T.C.V: 12,664

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			1200	22,908	15,577
			Totals:	22,908	15,577

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 12,664

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLIE CARL L & RUTH L	MEY RANDALL K	16,000	05/11/2016	WD	20-MULTI PARCEL SALE REF	1158-2690	PROPERTY TRANSFER	100.0

Property Address

BURGESS ST

Owner's Name/Address

MEY RANDALL K
11911 BAUMGARTNER RD
SAINT CHARLES MI 48655

Tax Description

L-1011 P-1741 (L-675 P-491) 234 1335
BURGESS ST LOT 20 RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	11/19/2024	PB24-0405	NOT STARTE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Work Description for Permit PB24-0405, Issued 11/19/2024: 18 X 40 = 720 SQUARE FEET CARPORT. MUST BE ANCHORED ON ALL FOUR CORNERS. LAKE TOWNSHIP LAND USE DATED 10/9/24 #4714. NOTE: APPLICATION HAS 1325 BURGESS FOR ADDRESS.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	0	5,800			3,296C
2024	4,300	0	4,300			3,197C
2023	4,300	0	4,300			3,045C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRAVELBEE RICHARD D & HEID	FIGAC STEPHEN	92,000	08/10/2021	WD	19-MULTI PARCEL ARM'S LEN	1177:2182	PROPERTY TRANSFER	100.0

Property Address
1297 BURGESS ST

Owner's Name/Address
FIGAC STEPHEN
1297 BURGESS
HOUGHTON LAKE MI 48629

Tax Description
L-790 P-282 234 LOT 21 RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 08/10/2021
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	10/01/2007	PB07-0331	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	219	73	985
Fencing: Wire Mesh, #11	3.21	320	26	267
Fencing: Gates, Mesh, 3'	382.72	2	26	199
Wood Frame/Conc.	29.57	160	51	2,413
Total Estimated Land Improvements True Cash Value =				3,864

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	44,000	49,800			37,964C
2024	4,300	42,000	46,300			36,823C
2023	4,300	37,200	41,500			35,070C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1034 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 1,034
Total Base New : 137,877 E.C.F.
Total Depr Cost: 100,650 X 0.813
Estimated T.C.V: 81,828

(16) Porches/Decks

Area	Type
128	Treated Wood
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1034 SF Floor Area = 1034 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,034		
			Total:	121,410	88,630
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,321
Water Well, 150 Feet			1	8,359	6,102
Deck					
Treated Wood			128	3,021	2,205
Treated Wood			12	537	392
			Totals:	137,877	100,650

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 81,828

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CATALANO JEROME & BONNIE	FREEMAN JOSHUA & SARAH	47,500	07/18/2016	WD	03-ARM'S LENGTH	1159-1423	PROPERTY TRANSFER	100.0
COOL CINDY E	ABN AMRO MORTGAGE COMPANY	6,001	03/11/2016	SD	10-FORECLOSURE	1158-1331	PROPERTY TRANSFER	0.0
COOL CINDY E	CATALANO JEROME	0	03/11/2016	OTH	10-FORECLOSURE	1158-1994	PROPERTY TRANSFER	100.0
		26,900	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1279 BURGESS ST

Owner's Name/Address

FREEMAN JOSHUA & SARAH
122 CHIPPEWA TRL
PRUDENVILLE MI 48651

Tax Description

L-706 P-113-114 234 1279 BURGESS LOTS 22 TO 23 INCL RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	60.00	150.00	0.9642	1.0000	200	100		11,570
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,570

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	26.19	128	26	872
Fencing: Wire Mesh, #11	3.21	640	26	534
Fencing: Gates, Mesh, 3'	382.72	1	26	100
D/W/P: 3.5 Concrete	6.16	56	26	90
D/W/P: Patio Blocks	14.27	130	26	482
Wood Frame	26.25	96	73	1,840
Total Estimated Land Improvements True Cash Value =				3,918

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,800	35,300	41,100			24,222C
2024	4,300	32,000	36,300			23,494C
2023	4,300	28,200	32,500			22,376C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 752 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 752
Total Base New : 108,722 E.C.F.
Total Depr Cost: 79,367 X 0.813
Estimated T.C.V: 64,525

(16) Porches/Decks

Area	Type
80	Treated Wood
42	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 752 SF Floor Area = 752 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	752		
			Total:	92,000	67,161
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,321
Water Well, 150 Feet			1	8,359	6,102
Deck					
Treated Wood			80	2,213	1,615
Treated Wood			42	1,600	1,168
			Totals:	108,722	79,367

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 64,525

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ENSING WILLIAM	TRAVELBEE HEIDI A	0	02/13/2024	QC	21-NOT USED/OTHER	1186:1163	DEED	100.0
ENSING IRENE E		0	01/12/2017	OTH	07-DEATH CERTIFICATE	1163:0342	PROPERTY TRANSFER	0.0

Property Address

BURGESS ST

Owner's Name/Address

TRAVELBEE HEIDI A
2901 E HOUGHTON LAKE DR
LAKE CITY MI 49651

Tax Description

L-254 P-312 234 LOT 24 RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	78.00	150.00	0.9149	1.0000	200	100		14,272
78 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	14,272

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	7,100	0	7,100			7,100S
2024	5,400	0	5,400			1,592C
2023	5,400	0	5,400			1,517C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		16,500	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1260 BURGESS ST

Owner's Name/Address

NICHOLS EDWARD L & RENEE L
1555 MICHELSON ROAD
HOUGHTON LAKE MI 48629

Tax Description

L-800 P-549 234 1260 BURGESS STREET
48629LOT 25 RIVER TRAIL SUB 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	10/28/2022	PB22-0393	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	72.00	150.00	0.9297	1.0000	200	100		13,387
72 Actual Front Feet, 0.25 Total Acres							Total Est. Land Value =	13,387

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	15.53	80	19	236
Total Estimated Land Improvements True Cash Value =				236

Work Description for Permit PB22-0393, Issued 10/28/2022: 1030 SQUARE FOOT TRAILER HOUSE AND GARAGE. LAKE TOWNSHIP LAND USE DATED 8/16/22 #4526. WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPT. SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPT. IF POSSIBLE PROVIDE A SCHEMATIC OF THE WELL AND SEPTIC TO THE HEALTH DEPT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	6,700	1,100	7,800			1,779C
2024	5,000	1,000	6,000			1,726C
2023	5,000	900	5,900			1,644C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

	Wood Frame

Building Style: WELL/SEP ONLY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 50
Floor Area: 0
Total Base New : 4,550 E.C.F.
Total Depr Cost: 2,275 X 0.813
Estimated T.C.V: 1,850

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family WELL/SEP ONLY Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	2,275
			Totals:	4,550	2,275

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 1,850

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		2,300	04/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-3	Building Permit(s)	Date	Number	Status
BURGESS ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
NICHOLS EDWARD L & RENEE L 1555 MICHELSON ROAD HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	0	5,900			1,310C
2024	4,500	0	4,500			1,271C
2023	4,500	0	4,500			1,211C

Tax Description

L-837 P-54 (L-703 P-349) 234 LOT 26 RIVER TRAIL SUB 2.

Comments/Influences

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS EDWARD L & ROBERTA	FREEMAN MICHELLE G	46,500	04/17/2018	WD	16-LC PAYOFF	1165:1842	PROPERTY TRANSFER	0.0
		46,500	06/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1282 BURGESS ST

Owner's Name/Address

FREEMAN MICHELLE G
1282 BURGESS ST
HOUGHTON LAKE MI 48629

Tax Description

(L-958P-973&L-726P-580&L-735P-76) 234 L-1026 P-2681 LOT 27 RIVER TRAIL SUBD NO 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/26/2002

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	24	76	525
D/W/P: 3.5 Concrete	6.16	40	76	187
Total Estimated Land Improvements True Cash Value =				712

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	41,000	46,900			23,616C
2024	4,500	28,900	33,400			22,906C
2023	4,500	25,500	30,000			21,816C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 24
Floor Area: 936
Total Base New : 127,772 E.C.F.
Total Depr Cost: 97,108 X 0.813
Estimated T.C.V: 78,949

(16) Porches/Decks

Area	Type
140	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	111,362	84,636
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,458
Water Well, 150 Feet			1	8,359	6,353
Porches					
CCP (1 Story)			140	3,501	2,661
			Totals:	127,772	97,108

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 78,949

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NICHOLS EDWARD L & ROBERTA	FREEMAN MICHELLE G	46,500	04/17/2018	WD	16-LC PAYOFF	1165:1842	PROPERTY TRANSFER	0.0
		2,100	04/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

BURGESS ST

Owner's Name/Address

FREEMAN MICHELLE G
1282 BURGESS ST
HOUGHTON LAKE MI 48629

Tax Description

L-1026 P-2681 (L-958P-973&L-693P-668) 234 LOT 28 RIVER TRAIL SUB NO 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 12/26/2002
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	04/02/2010	46	COMPLETE

X Improved | Vacant

Public Improvements

X Dirt Road
Gravel Road
X Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

X Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878

62 Actual Front Feet, 0.21 Total Acres Total Est. Land Value = 11,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	13.97	170	23	546

Total Estimated Land Improvements True Cash Value = 546

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	10,400	16,300			7,622C
2024	4,500	5,800	10,300			7,393C
2023	4,500	5,200	9,700			7,041C

Who	When	What
QT	05/13/2024	DENIED ACC
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2010	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many Avg.	Large Avg.
Few	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable	Gambrel
Hip	Mansard
Flat	Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall Paneled	Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

Gas	Oil	Elec.
Wood	Coal	Steam

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
X No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
1 No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 0
Total Base New : 32,294 E.C.F.
Total Depr Cost: 24,543 X 0.813
Estimated T.C.V: 19,953

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2010
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			960	32,294	24,543
			Totals:	32,294	24,543

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 19,953

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREEMAN MICHELLE GENE	FREEMAN SILAS & CASSANDRA	1,000	04/29/2021	QC	21-NOT USED/OTHER	1176:1758	DEED	100.0
MORSE KIMBERLY K	FREEMAN, MICHELLE	5,000	08/06/2011	QC	21-NOT USED/OTHER	1106/920	OTHER	100.0
		2,000	04/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

BURGESS ST

Owner's Name/Address

FREEMAN SILAS & CASSANDRA
1312 BURGESS
HOUGHTON LAKE MI 48629

Tax Description

L-720 P-309 234 LOT 29 RIVER TRAIL SUB NO 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	DENIED ACC
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	19.22	240	76	3,506
Metal Prefab	12.56	130	76	1,241
Total Estimated Land Improvements True Cash Value =				4,747

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	2,400	8,300			4,092C
2024	4,500	700	5,200			3,969C
2023	4,500	600	5,100			3,780C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FREEMAN MICHELLE GENE	FREEMAN SILAS & CASSANDRA	1,000	04/29/2021	QC	21-NOT USED/OTHER	1176:1758	DEED	100.0
MORSE KIMBERLY K	FREEMAN, MICHELLE	0	08/06/2011	QC	21-NOT USED/OTHER	1106/920	OTHER	100.0
		2,000	04/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1312 BURGESS ST

Owner's Name/Address

FREEMAN SILAS & CASSANDRA
1312 BURGESS
HOUGHTON LAKE MI 48629

Tax Description

L-720 P-310 234 LOT 30 RIVER TRAIL SUB NO 2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	DENIED ACC
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	17,000	22,900			9,433C
2024	4,500	8,000	12,500			9,150C
2023	4,500	6,900	11,400			8,715C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 14
Floor Area:
Total Base New : 63,226 E.C.F.
Total Depr Cost: 38,567 X 0.813
Estimated T.C.V: 31,355

(16) Porches/Decks

Area	Type
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Wall Furnace
Ground Area = 924 SF Floor Area = 924 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	924		
			Total:	47,172	28,775
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			160	1,771	1,080
Water/Sewer					
1000 Gal Septic			1	4,550	2,775
Water Well, 150 Feet			1	8,359	5,099
Deck					
Treated Wood			32	1,374	838
			Totals:	63,226	38,567

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 31,355

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		55,000	06/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1332 BURGESS ST

Owner's Name/Address

SENKOWSKI LAURA A
1332 BURGESS ST
HOUGHTON LAKE MI 48629

Tax Description

L-1045 P-283 (L-911P-235&L-875P-485) 234 LOT 31 RIVER TRAIL SUB 2. 1332 BURGESS ST

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/19/2006

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	DENIED ACC
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	35.48	96	21	715
Total Estimated Land Improvements True Cash Value =				715

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	60,200	66,100			44,409C
2024	4,500	51,900	56,400			43,074C
2023	4,500	46,100	50,600			41,023C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 9
Floor Area:
Total Base New : 179,212 E.C.F.
Total Depr Cost: 139,718 X 0.813
Estimated T.C.V: 113,591

(16) Porches/Decks

Area	Type
240	Treated Wood
38	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1620 SF Floor Area = 1620 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1620			
			Total:	129,435	100,959	
Other Additions/Adjustments						
42" frost-free footings, foundation			174	11,221	8,752	
Plumbing						
3 Fixture Bath			1	3,921	3,058	
Water/Sewer						
1000 Gal Septic			1	5,636	4,396	
Water Well, 150 Feet			1	9,232	7,201	
Deck						
Treated Wood			240	4,956	3,816	*7
Treated Wood			38	1,647	1,268	*7
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			400	13,164	10,268	
			Totals:	179,212	139,718	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 113,591

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-032-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOFFMAN GAIGE K	HOFFMAN SAMANTHA R	0	04/25/2023	QC	21-NOT USED/OTHER	1184:1334	DEED	0.0
NICHOLS EDWARD L & RENEE L	HOFFMAN SAMANTHA R & GAIGE	100,000	06/28/2021	WD	31-SPLIT IMPROVED	1177:830	PROPERTY TRANSFER	100.0

Property Address

1340 BURGESS ST

Owner's Name/Address

HOFFMAN SAMANTHA R
1340 BURGESS ST
HOUGHTON LAKE MI 48629

Tax Description

L-1006 P-1518 (L-793 P-504) 234 LOT 32 & 33 RIVER TRAIL SUB 2. COMBINED ON 12/23/2020 FROM 006-542-032-0000, 006-542-033-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 06/28/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.8339	1.0000	200	100		10,340
OFF LAKE G3	62.00	150.00	0.8339	1.0000	200	100		10,340
124 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	20,681

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	48	23	318
Fencing: Wire Mesh, #9	3.74	480	48	862
Fencing: Gates, Mesh, 3'	382.72	2	48	367
D/W/P: 3.5 Concrete	6.16	56	51	176
D/W/P: Patio Blocks	14.27	16	51	116
Wood Frame	24.89	120	63	1,882
Total Estimated Land Improvements True Cash Value =				3,721

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,300	46,800	57,100			41,943C
2024	7,800	43,400	51,200			40,682C
2023	7,800	38,600	46,400			38,745C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1080 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,080
Total Base New : 157,969 E.C.F.
Total Depr Cost: 107,420 X 0.813
Estimated T.C.V: 87,332

(16) Porches/Decks

Area	Type
42	Treated Wood
72	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,080		
			Total:	129,630	88,150
Other Additions/Adjustments					
Water/Sewer					
1000 Gal Septic			1	4,550	3,094
Water Well, 150 Feet			1	8,359	5,684
Deck					
Treated Wood			42	1,600	1,088
Treated Wood			72	2,092	1,423
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	13,783	9,372
Common Wall: 1 Wall			1	-2,045	-1,391
			Totals:	157,969	107,420

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 87,332

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-034-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REA RONALD III	MARCH ALAN & AMY	6,500	09/22/2017	WD	21-NOT USED/OTHER	1163:2103	PROPERTY TRANSFER	100.0
DAKE WILLIAM D & JANE A	REA RONALD T III	6,500	09/14/2017	QC	21-NOT USED/OTHER	1163:2102	PROPERTY TRANSFER	100.0
DAKE WILLIAM D	REA RONALD II LC	6,500	09/01/2014	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
		22,000	08/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1380 BURGESS ST

Owner's Name/Address

MARCH ALAN & AMY
2656 EATON RAPIDS RD
ALBION MI 49224

Tax Description

L-939 P-1159 (L-801 P-444) 234 LOTS 34 & 35 RIVER TRAIL SUB 2

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	124.00	165.00	0.8339	1.0192	200	100		21,079
124 Actual Front Feet, 0.47 Total Acres							Total Est. Land Value =	21,079

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.67	1080	76	3,013
Fencing: Gates, Mesh, 10'	772.14	1	76	587
Total Estimated Land Improvements True Cash Value =				3,600

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,500	1,900	12,400			6,458C
2024	7,900	2,100	10,000			6,264C
2023	7,900	1,500	9,400			5,966C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		35,000	07/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1406 BURGESS ST

Owner's Name/Address

DAKE WILLIAM D
111 A SHADY LANE
EUSTIS FL 32726

Tax Description

234
L-942P-1175(L-939P-1162&L-673P-424)LOT 36 & 37 RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	124.00	100.00	0.8339	0.9221	200	100		19,070
124 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	19,070

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	393	52	1,259
D/W/P: 3.5 Concrete	6.16	12	52	38
D/W/P: 3.5 Concrete	6.16	12	52	38
Fencing: Gates, Mesh, 10'	852.71	1	77	657
Metal Prefab	15.55	100	24	373
Total Estimated Land Improvements True Cash Value =				2,365

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	9,500	22,300	31,800			21,071C
2024	7,200	20,600	27,800			20,438C
2023	7,200	18,300	25,500			19,465C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 23
Floor Area:
Total Base New : 133,690 E.C.F.
Total Depr Cost: 50,801 X 0.813
Estimated T.C.V: 41,301

(16) Porches/Decks

Area	Type
192	Treated Wood
12	Roof Cover Onl
12	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 832
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=38/100/100/100/38
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Plywood	Metal	1560		
			Total:	87,909	33,405
Other Additions/Adjustments					
Skirting, Plywd/Hrdbd			158	1,909	725
Plumbing					
3 Fixture Bath			1	2,726	1,036
Water/Sewer					
1000 Gal Septic			1	4,550	1,729
Water Well, 150 Feet			1	8,359	3,176
Deck					
Treated Wood			192	3,936	1,496
w/Roof (Roof portion)			12	248	94
w/Roof (Roof portion)			12	248	94
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			832	25,850	9,823
Common Wall: 1 Wall			1	-2,045	-777
			Totals:	133,690	50,801

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 41,301

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-038-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELSCHNER ERNST & HELGA E	BELSCHNER HELGA E & WEINEI	0	05/13/2015	QC	09-FAMILY	1149-2393	PROPERTY TRANSFER	0.0
		5,500	09/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1420 BURGESS ST

Owner's Name/Address

BELSCHNER HELGA E & WEINEL RYAN
1420 BURGESS ST
HOUGHTON LAKE MI 48629

Tax Description

L-679 P-582 234 1420 BURGESS STREET
48629LOT 38 RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	688	50	2,119
Fencing: Wire Mesh, #9	3.74	2040	50	3,815
Fencing: Wire Mesh, #9	3.74	240	50	449
Fencing: Gates, Mesh, 10'	852.71	2	50	852
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				8,384

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	18,900	24,800			11,425C
2024	4,500	16,300	20,800			11,082C
2023	4,500	14,500	19,000			10,555C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 26
Floor Area:
Total Base New : 81,966 E.C.F.
Total Depr Cost: 34,426 X 0.813
Estimated T.C.V: 27,988

(16) Porches/Decks

Area	Type
75	Treated Wood
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 260
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 728 SF Floor Area = 728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=42/100/100/100/42
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	728		
			Total:	49,402	20,749
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			138	1,568	659
Plumbing					
3 Fixture Bath			1	3,054	1,283
Water/Sewer					
1000 Gal Septic			1	4,864	2,043
Water Well, 150 Feet			1	8,594	3,609
Deck					
Treated Wood			75	2,174	913
Treated Wood			12	548	230
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			260	11,762	4,940
			Totals:	81,966	34,426

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 27,988

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-542-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
IRONS FAMILY TRUST	IRONS CHRISTOPHER	0	09/09/2021	OTH	09-FAMILY	1178:827	PROPERTY TRANSFER	0.0
IRONS GARY	IRONS FAMILY TRUST	0	01/24/2018	QC	21-NOT USED/OTHER	1164:2016	PROPERTY TRANSFER	0.0

Property Address

BURGESS ST

Owner's Name/Address

IRONS CHRISTOPHER
717 BROADWA AVE
OWOSSO MI 48867

Tax Description

L-848 P-156 (L-444 P-692) 234 LOT 39 RIVER TRAIL SUB 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	10/09/2009	296	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/13/2024	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/10/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	62.00	150.00	0.9579	1.0000	200	100		11,878
62 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	11,878

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	288	91	1,614
Fencing: Wire Mesh, #9	3.74	200	48	359
Fencing: Gates, Mesh, 10'	852.71	2	48	818
Wood Frame	22.22	192	73	3,114
Total Estimated Land Improvements True Cash Value =				5,905

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	5,900	15,600	21,500			10,431C
2024	4,500	13,500	18,000			10,118C
2023	4,500	11,400	15,900			9,637C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2009	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
1	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 17
Floor Area: 0
Total Base New : 37,401 E.C.F.
Total Depr Cost: 30,431 X 0.813
Estimated T.C.V: 24,740

(16) Porches/Decks

Area	Type
100	Roof Cover Onl
24	Treated Wood

(17) Garage

Year Built: 2009
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 2009
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=83/100/100/100/83

Building Areas Stories Exterior Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments				
Water/Sewer				
1000 Gal Septic	1	4,550	3,776	
Water Well, 150 Feet	1	8,359	6,938	
Garages				
Class: CD Exterior: Pole (Unfinished)				
Base Cost	960	21,754	18,056	
Deck				
Treated Wood	24	1,073	279	*2
w/Roof (Roof portion)	100	1,665	1,382	
	Totals:	37,401	30,431	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 24,740

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ERVIN KAYE D [LE]		0	05/12/2023	OTH	07-DEATH CERTIFICATE	1184:1057	OTHER	0.0
ERVIN MELVIN T & KAYE D	ERVIN MELVIN T & KAYE D [I	0	10/24/2018	QC	18-LIFE ESTATE	1167:1614	DEED	0.0
ERVIN MELVIN T & KAYE D TR	ERVIN MELVIN T & KAYE D	0	10/23/2018	QC	21-NOT USED/OTHER	1167:1615	DEED	0.0
POTOCKI DAVID & DIANA	ERVIN MELVIN T & KAYE D	365,000	07/08/2003	WD	21-NOT USED/OTHER		PROPERTY TRANSFER	0.0

Property Address

12315 E HOUGHTON LAKE DR

Owner's Name/Address

ERVIN MELVIN T [LE]
12315 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

ERVIN MELVIN T [LE]
PO BOX 156
CHESANING MI 48616

Tax Description

L-985 P-582 (L-474 P-16) 234 LOT 1 & E 10 FT OF LOT 2 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/03/2004

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1852	75	9,139
D/W/P: Patio Blocks	15.61	153	50	1,194
Total Estimated Land Improvements True Cash Value =				10,333

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	149,500	251,500			124,556C
2024	96,000	142,600	238,600			120,811C
2023	84,000	115,700	199,700			115,059C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2124 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 35
Floor Area: 2,124
Total Base New : 337,213 E.C.F.
Total Depr Cost: 219,181 X 1.283
Estimated T.C.V: 281,209

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
329	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2124 SF Floor Area = 2124 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,124		
			Total:	279,903	181,930
Other Additions/Adjustments					
Exterior					
Stone Veneer			112	4,252	2,764
Plumbing					
3 Fixture Bath			1	4,646	3,020
Porches					
CCP (1 Story)			96	2,708	1,760
Deck					
Treated Wood			329	5,744	3,734
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	23,359	15,183
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Exterior 1 Story			1	6,513	4,233
			Totals:	337,213	219,181

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 281,209

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOX KAMIE	FOX GERALD R	0	08/17/2022	QC	06-COURT JUDGEMENT	1182:666	PROPERTY TRANSFER	0.0
KELLNER EMAJEAN	FOZ KAMIE	172,900	08/04/2015	WD	03-ARM'S LENGTH	1152-995	PROPERTY TRANSFER	100.0

Property Address

12337 E HOUGHTON LAKE DR

Owner's Name/Address

FOX GERALD R
12337 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-352 P-416 234 W 40 FT OF LOT 2 & E 20 FT OF LOT 3 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/17/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	335	50	1,102
D/W/P: Asphalt Paving	3.10	932	50	1,444
D/W/P: Brick on Sand	18.02	295	90	4,784
Total Estimated Land Improvements True Cash Value =				7,330

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	81,400	183,400			117,074C
2024	96,000	77,800	173,800			113,554C
2023	84,000	62,800	146,800			108,147C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 918 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 918
Total Base New : 176,060 E.C.F.
Total Depr Cost: 117,435 X 1.283
Estimated T.C.V: 150,669

(16) Porches/Decks

Area	Type
150	CCP (1 Story)
190	CGEP (1 Story)
120	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 918 SF Floor Area = 918 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	918			
			Total:	123,691	80,399	
Other Additions/Adjustments						
Exterior						
Stone Veneer			66	2,505	1,628	
Porches						
CCP (1 Story)			150	4,076	2,649	
CGEP (1 Story)			190	11,989	10,790	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			520	20,758	13,493	
Water/Sewer						
Public Sewer			1	1,494	971	
Water Well, 150 Feet			1	8,594	5,586	
Deck						
Composite			120	2,953	1,919	
			Totals:	176,060	117,435	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 150,669

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOPEZ CHRISTOPHER J & LEE	RITCHIE ZACHARY & MACKENZI	327,000	07/13/2020	WD	03-ARM'S LENGTH	1173:0360	PROPERTY TRANSFER	100.0
		86,500	09/01/1995	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12351 E HOUGHTON LAKE DR

Owner's Name/Address

RITCHIE ZACHARY & MACKENZIE
8716 LEGENDS PKWY
FORT WAYNE IN 46835

Tax Description

L-706 P-468 234 12351 E HOUGHTON LK DR W 30 FT OF LOT 3 & LOT 4 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #11	3.26	520	75	1,271
Fencing: Gates, Mesh, 3'	409.58	2	75	614
Total Estimated Land Improvements True Cash Value =				1,885

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	120,700	256,700			176,596C
2024	128,000	115,200	243,200			171,287C
2023	112,000	92,700	204,700			163,131C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,776
Total Base New : 239,813 E.C.F.
Total Depr Cost: 181,664 X 1.283
Estimated T.C.V: 233,075

(16) Porches/Decks

Area	Type
646	4in Concrete
24	Treated Wood
38	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 79
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,008			
0.5 Story	Siding	Overhang	528			
			Total:	195,369	146,525	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,484	
Deck						
Treated Wood			38	1,556	1,167	
Treated Wood			24	1,096	822	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	16,568	*7
Common Wall: 1 Wall			1	-2,219	-1,753	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 150 Feet			1	8,594	6,445	
Fireplaces						
Direct-Vented Gas			1	3,021	2,266	
Porches						
4in Concrete			646	5,284	5,020	*9
			Totals:	239,813	181,664	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 233,075

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12353 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LORANG STEVEN A & SHARON K 10008 FAIRVIEW CHURCH ROAD SENECA SC 29672	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	12.75	120	25	382
Total Estimated Land Improvements True Cash Value =				382

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	17,800	102,800			64,491C
2024	80,000	16,900	96,900			62,552C
2023	70,000	13,100	83,100			59,574C

Tax Description

L-616 P-505 234
12353 E HOUGHTON LAKE DRIVE 48629
LOT 5 ROSEWOOD

Comments/Influences

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 360 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 50
Floor Area: 360
Total Base New : 53,692 E.C.F.
Total Depr Cost: 26,844 X 1.283
Estimated T.C.V: 34,441

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 360 SF Floor Area = 360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=50/100/100/100/50
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	360		
			Total:	44,393	22,195

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,175	587
Water Well, 150 Feet	1	8,124	4,062
	Totals:	53,692	26,844

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 34,441

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HACKERT NELS A	COOPER MICHAEL L	139,900	10/06/2017	WD	03-ARM'S LENGTH	1163:2300	PROPERTY TRANSFER	100.0
HACKERT JOAN M		0	11/03/2016	OTH	07-DEATH CERTIFICATE	1163:2298	PROPERTY TRANSFER	0.0

Property Address

12365 E HOUGHTON LAKE DR

Owner's Name/Address

COOPER MICHAEL L
9440 RUSSELL DR
GREENVILLE MI 48838

Tax Description

L-624 P-199 234 LOT 6 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1104	50	1,711
Wood Frame	29.53	96	75	2,126
Total Estimated Land Improvements True Cash Value =				3,837

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	59,600	144,600			93,174C
2024	80,000	57,000	137,000			90,373C
2023	70,000	45,600	115,600			86,070C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 700 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C -5
Effec. Age: 35
Floor Area: 700
Total Base New : 133,376 E.C.F.
Total Depr Cost: 86,685 X 1.283
Estimated T.C.V: 111,217

(16) Porches/Decks

Area	Type
216	WGEP (1 Story)
170	WSEP (1 Story)
384	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C -5 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 700 SF Floor Area = 700 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	700		
			Total:	91,948	59,757
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			216	15,975	10,384
WSEP (1 Story)			170	9,010	5,856
Deck					
Treated Wood			384	6,355	4,131
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
			Totals:	133,376	86,685

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 111,217

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOYD MICHAEL A & LAURIE A	BRAZAS JANICE S & BRAZAS J	280,000	12/07/2018	WD	03-ARM'S LENGTH	1167:2578	PROPERTY TRANSFER	100.0
FANNIE MAE	BOYD, MICHAEL & LAURIE	122,850	09/13/2012	OTH	10-FORECLOSURE	1119/1282	OTHER	100.0
STEARNS, DEAN	BANK OF AMERICA	0	07/06/2011	QC	21-NOT USED/OTHER		OTHER	0.0
BANK OF AMERICA	FANNIE MAE	0	07/06/2011	QC	10-FORECLOSURE		OTHER	0.0

Property Address

12381 E HOUGHTON LAKE DR

Owner's Name/Address

BRAZAS JANICE S & BRAZAS JOHN A
12381 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-958 P-841 (L-709 P-174) 234 12381 E HOUGHTON LK DR LOT 7 & E 29.9 FT OF LOT 8 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/31/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/16/2024	PB24-0276	COMPLETE
REMODEL	05/17/2013	1369	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	150.00	1.0000	1.0000	3400	100		272,000
80 Actual Front Feet, 0.28 Total Acres							Total Est. Land Value =	272,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2340	50	7,207
Total Estimated Land Improvements True Cash Value =				7,207

Work Description for Permit PB24-0276, Issued 08/16/2024: REROOF MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	136,000	102,700	238,700			139,157C
2024	128,000	97,800	225,800			134,973C
2023	112,000	79,100	191,100			128,546C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1254 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 1,878
Total Base New : 250,462 E.C.F.
Total Depr Cost: 150,277 X 1.283
Estimated T.C.V: 192,805

(16) Porches/Decks

Area	Type
108	CCP (1 Story)
304	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1878 SF Floor Area = 1878 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,254		
1 Story	Siding	Slab	624		
			Total:	206,698	124,019

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,860	2,316
Porches			
CCP (1 Story)	108	2,759	1,655
Deck			
Treated Wood	304	5,326	3,196
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	17,434	10,460
Water/Sewer			
Public Sewer	1	1,326	796
Water Well, 150 Feet	1	8,359	5,015
Fireplaces			
Interior 1 Story	1	4,700	2,820
	Totals:	250,462	150,277

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 192,805

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANSON STEVE M & PATRICIA	HANSON STEVEN M & PATRICIA	0	10/15/2018	QC	21-NOT USED/OTHER	1167:1457	DEED	0.0
SIMONS STEVEN H & KATHRINE	HANSON STEVE M & PATRICIA	224,900	08/18/2018	WD	20-MULTI PARCEL SALE REF	1166:2469	PROPERTY TRANSFER	100.0
SCITTURO JEFFREY	SIMONS STEVEN H & KATHRINE	189,250	10/13/2015	WD	19-MULTI PARCEL ARM'S LEN	1154-1407	PROPERTY TRANSFER	100.0
WEITZEL GUNTHER & MADELEIN	SCITTURO, JEFFREY	235,000	08/30/2007	WD	03-ARM'S LENGTH		OTHER	100.0

Property Address

12403 E HOUGHTON LAKE DR

Owner's Name/Address

HANSON STEVEN M & PATRICIA A TRUST
4786 E CENTER RD
HASTINGS MI 49058

Tax Description

L-652 P-535 234 W 20 FT OF LOT 8 & LOT 9 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	70.00	150.00	1.0000	1.0000	3400	100		238,000
70 Actual Front Feet, 0.24 Total Acres							Total Est. Land Value =	238,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	94	75	434
Total Estimated Land Improvements True Cash Value =				434

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	119,000	56,500	175,500			110,645C
2024	112,000	54,000	166,000			107,319C
2023	98,000	43,000	141,000			102,209C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 996 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 996
Total Base New : 130,850 E.C.F.
Total Depr Cost: 85,213 X 1.283
Estimated T.C.V: 109,328

(16) Porches/Decks

Area	Type
216	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 996 SF Floor Area = 996 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	996			
			Total:	113,870	74,017	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
Fireplaces						
Exterior 1 Story			1	5,707	3,710	
Porches						
4in Concrete			216	1,588	1,191	*7
			Totals:	130,850	85,213	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 109,328

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THOMPSON JAMES M & PEGGY J	KILEY GARY & TASHINA	155,000	10/07/2016	WD	03-ARM'S LENGTH	1160-0965	PROPERTY TRANSFER	100.0

Property Address

12409 E HOUGHTON LAKE DR

Owner's Name/Address

KILEY GARY & TASHINA
2992 SWAN RD
DANSVILLE MI 48819

Tax Description

L-576 P-462 234 12409 E HOUGHTON LAKE DRIVE 48629LOT 10 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/27/2021	PB21-0116	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	21.16	35	25	185
Total Estimated Land Improvements True Cash Value =				185

Work Description for Permit PB21-0116, Issued 04/27/2021: REROOF HOUSE & DETACHED GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	67,200	152,200			98,391C
2024	80,000	64,400	144,400			95,433C
2023	70,000	51,300	121,300			90,889C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 720
Total Base New : 127,288 E.C.F.
Total Depr Cost: 101,832 X 1.283
Estimated T.C.V: 130,650

(16) Porches/Decks

Area	Type
170	Treated Wood
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
			Total:	88,558	70,848
Other Additions/Adjustments					
Deck					
Treated Wood			170	3,638	2,910
Treated Wood w/Roof (Deck Portion)			16	715	572
Treated Wood w/Roof (Roof portion)			16	331	265
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	24,361	19,489
Water/Sewer					
Public Sewer			1	1,326	1,061
Water Well, 150 Feet			1	8,359	6,687
			Totals:	127,288	101,832

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 130,650

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MISENHELDER DALE CHARLES T	DAVIS FAMILY TRUST	152,000	05/21/2018	WD	09-FAMILY	1166:566	PROPERTY TRANSFER	100.0
MISENHELDER DALE	MISENHELDER, DALE CHARLES	0	03/20/2012	QC	21-NOT USED/OTHER	1115/283	OTHER	0.0

Property Address

12427 E HOUGHTON LAKE DR

Owner's Name/Address

DAVIS FAMILY TRUST
3281 WEST NELSON RD
ITHACA MI 48847

Tax Description

L-312 P-667 234 LOT 11 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	05/14/2021	LU21-4410	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	213	74	1,037
D/W/P: 3.5 Concrete	6.58	65	74	317
Wood Frame	37.85	48	74	1,345
Wood Frame	24.66	200	94	4,636
Total Estimated Land Improvements True Cash Value =				7,335

Work Description for Permit LU21-4410, Issued 05/14/2021: 10X19 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	61,500	146,500			95,545C
2024	80,000	58,800	138,800			92,673C
2023	70,000	47,400	117,400			88,260C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 832
Total Base New : 137,468 E.C.F.
Total Depr Cost: 86,889 X 1.283
Estimated T.C.V: 111,479

(16) Porches/Decks

Area	Type
25	CPP
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 312
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 832 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	832			
			Total:	113,202	71,319	
Other Additions/Adjustments						
Porches						
CPP			25	720	454	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			312	14,764	9,301	
Common Wall: 1 Wall			1	-2,219	-1,398	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Deck						
Treated Wood			20	913	858	*9
			Totals:	137,468	86,889	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 111,479

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status
E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LAROCQUE HEIGHTS CORP, PARK C/O DON GINGRAS 6119 WATERWORKS SALINE MI 48176	2026 Est TCV Tentative					

Improved | X | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-253 P-14 234 REFERENCE ONLY LOT 12 ASSESSED WITH LOTS IN LAROCQUE HTS

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Who	When	What
DMG	04/28/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOOMEY MICHAEL N & CAROLYN	TOOMEY MICHAEL & CAROLYN T	0	01/02/2024	QC	14-INTO/OUT OF TRUST	1186:404	DEED	0.0
TOOMEY JACK L & SOUAD N	TOOMEY MICHAEL N &	0	10/29/2018	QC	21-NOT USED/OTHER	1167:2076	PROPERTY TRANSFER	0.0

Property Address

12431 E HOUGHTON LAKE DR

Owner's Name/Address

TOOMEY MICHAEL & CAROLYN TRUST &
TOOMEY LEON M & LINDA M TRUST
9183 PERIWINKLE WAY
BRIGHTON MI 48116

Tax Description

L-395 P-275 234 LOT 13 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	3060	90	16,965
Wood Frame	34.90	35	25	305
Total Estimated Land Improvements True Cash Value =				17,270

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	60,200	145,200			90,279C
2024	80,000	57,900	137,900			87,565C
2023	70,000	47,200	117,200			83,396C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 808 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 808
Total Base New : 119,679 E.C.F.
Total Depr Cost: 77,791 X 1.283
Estimated T.C.V: 99,806

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 808 SF Floor Area = 808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	808		
			Total:	95,006	61,754

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	384	14,988	9,742
Water/Sewer			
Public Sewer	1	1,326	862
Water Well, 150 Feet	1	8,359	5,433
	Totals:	119,679	77,791

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 99,806

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUGER DEBORAH	KRUGER DEBORAH LIVING TRUS	0	02/15/2021	QC	21-NOT USED/OTHER	1177:576	DEED	0.0
DOHR VIRGINIA V ESTATE	DOHR DANIEL & DOHR DAVID &	0	05/05/2008	WD	09-FAMILY	UNRECORDED	DEED	100.0

Property Address

12443 E HOUGHTON LAKE DR

Owner's Name/Address

DOHR DANIEL & DOHR DAVID & ETAL
6284 BANCROFT RD
BANCROFT MI 48414

Tax Description

234 LOT 14 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	228	50	702
Total Estimated Land Improvements True Cash Value =				702

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	57,700	142,700			87,583C
2024	80,000	55,000	135,000			84,950C
2023	70,000	44,000	114,000			80,905C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 952 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 952
Total Base New : 144,649 E.C.F.
Total Depr Cost: 86,789 X 1.283
Estimated T.C.V: 111,350

(16) Porches/Decks

Area	Type
60	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	952		
			Total:	109,516	65,709
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			60	4,753	2,852
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	14,988	8,993
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
Fireplaces					
Exterior 1 Story			1	5,707	3,424
			Totals:	144,649	86,789

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 111,350

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PEW PAUL D & KERRY L	KEARIS BRYAN J & AMY C	50,000	11/15/2017	QC	21-NOT USED/OTHER	1164:1575	PROPERTY TRANSFER	50.0
COLGON COMPANY LLC	PEW PAUL D & KERRY L &	230,000	09/30/2002	WD	21-NOT USED/OTHER	0965:76	OTHER	0.0

Property Address

12455 E HOUGHTON LAKE DR

Owner's Name/Address

KEARIS BRYAN J & AMY C
46914 WOODBEND CT
NORTHVILLE MI 48167

Tax Description

L-965 P-76 (L-739 P-371) 234 12455 E HGTN LK DR 48629 LOT 15 ROSEWOOD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	20	50	61
Wood Frame	22.22	192	75	3,199
Total Estimated Land Improvements True Cash Value =				3,260

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	63,100	148,100			92,503C
2024	80,000	60,300	140,300			89,722C
2023	70,000	48,400	118,400			85,450C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: LOG 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 837 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,038
Total Base New : 143,243 E.C.F.
Total Depr Cost: 93,107 X 1.283
Estimated T.C.V: 119,456

(16) Porches/Decks

Area	Type
135	WSEP (1 Story)
192	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family LOG 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 837 SF Floor Area = 1038 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Pine Logs	Slab	403		
1 Story	Pine Logs	Slab	434		
		Total:		116,473	75,707
Other Additions/Adjustments					
Porches					
WSEP (1 Story)			135	6,745	4,384
CCP (1 Story)			192	4,633	3,011
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
Fireplaces					
Exterior 1 Story			1	5,707	3,710
		Totals:		143,243	93,107

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 119,456

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HENDRIXSON DONNA K	HENDRIXSON DONNA K [LE]	0	10/18/2024	QC	15-LADY BIRD	1188:1491	DEED	0.0
HENDRIXSON DAVID R		0	05/06/2023	OTH	07-DEATH CERTIFICATE	1188:350	OTHER	0.0
VANDENBOSSCHE DONNA K &	HENDRIXSON, DAVID & DONNA	0	10/28/2009	QC	21-NOT USED/OTHER	1088/547	OTHER	0.0

Property Address

12463 E HOUGHTON LAKE DR

Owner's Name/Address

HENDRIXSON DONNA K [LE]
12463 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-633 P-373 234 LOT 16 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1600	75	7,392
Total Estimated Land Improvements True Cash Value =				7,392

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	83,500	168,500			94,829C
2024	80,000	79,600	159,600			91,978C
2023	70,000	64,300	134,300			87,599C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1216 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 1,346
Total Base New : 201,296 E.C.F.
Total Depr Cost: 120,777 X 1.283
Estimated T.C.V: 154,957

(16) Porches/Decks

Area	Type
120	CGEP (1 Story)
189	Treated Wood
276	Roof Cover Onl
72	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1216 SF Floor Area = 1346 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,216		
1 Story	Siding	Overhang	130		
			Total:	149,898	89,938
Other Additions/Adjustments					
Exterior					
Brick Veneer			78	1,233	740
Plumbing					
3 Fixture Bath			1	3,860	2,316
Porches					
CGEP (1 Story)			120	7,745	4,647
Deck					
Treated Wood			189	3,897	2,338
w/Roof (Roof portion)			276	3,933	2,360
w/Roof (Roof portion)			72	1,254	752
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	11,875
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
			Totals:	201,296	120,777

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 154,957

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DULLOCK JOHN & JILL	DULLOCK JOHN C & JILL TRUS	0	12/22/2021	QC	14-INTO/OUT OF TRUST	1179:1181	PROPERTY TRANSFER	0.0
WEEKS JAMES A & COREEN C	DULLOCK JOHN & JILL	158,000	07/20/2017	WD	03-ARM'S LENGTH	1163:0163	PROPERTY TRANSFER	100.0
		100,000	08/01/1997	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12475 E HOUGHTON LAKE DR

Owner's Name/Address

DULLOCK JOHN C & JILL TRUST
11260 N MERIDIAN RD
PLEASANT LAKE MI 49272

Tax Description

L-763 P-379 234 LOT 17 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	790	70	3,406
Wood Frame	33.66	48	75	1,212
Wood Frame	25.19	112	75	2,116
Total Estimated Land Improvements True Cash Value =				6,734

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	65,700	150,700			90,626C
2024	80,000	63,000	143,000			87,902C
2023	70,000	50,600	120,600			83,717C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0 NEW WIN	2021

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 776 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 776
Total Base New : 125,833 E.C.F.
Total Depr Cost: 94,374 X 1.283
Estimated T.C.V: 121,082

(16) Porches/Decks

Area	Type
152	4in Concrete
190	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	776		
			Total:	91,718	68,788
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	16,209	12,157
Water/Sewer					
Public Sewer			1	1,326	994
Water Well, 150 Feet			1	8,359	6,269
Fireplaces					
Exterior 1 Story			1	5,707	4,280
Porches					
4in Concrete			152	1,117	838
4in Concrete			190	1,397	1,048
			Totals:	125,833	94,374

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 121,082

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOOTE LORETTA C	CORRIGANN, MATTHEW & STACE	140,000	08/20/2010	WD	03-ARM'S LENGTH	1096/208	OTHER	100.0

Property Address

12485 E HOUGHTON LAKE DR

Owner's Name/Address

CORRIGANN MATTHEW & STACEY L
3867 LAPORTE ROAD
HEMLOCK MI 48626

Tax Description

L-735 P-228 234 LOT 18 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	726	50	2,236
Total Estimated Land Improvements True Cash Value =				2,236

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	64,800	149,800			87,583C
2024	80,000	61,900	141,900			84,950C
2023	70,000	49,600	119,600			80,905C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 1,176
Total Base New : 160,870 E.C.F.
Total Depr Cost: 96,523 X 1.283
Estimated T.C.V: 123,839

(16) Porches/Decks

Area	Type
15	CPP
16	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 452
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,176		
			Total:	135,688	81,414

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	452	16,724	10,034
Common Wall: 1 Wall	1	-2,045	-1,227
Water/Sewer			
Public Sewer	1	1,326	796
Water Well, 150 Feet	1	8,359	5,015
Porches			
CPP	15	396	238
CPP	16	422	253
	Totals:	160,870	96,523

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 123,839

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LUKASIK JOHN T SR & JULIE	RONEWICZ JOSEPH	325,000	01/14/2022	WD	03-ARM'S LENGTH	1179:1419	PROPERTY TRANSFER	100.0
LUKASIK JOHN T & JULIE	LUKASIK JOHN T SR & JULIE	0	12/08/2020	WD	18-LIFE ESTATE	1175:0565	PROPERTY TRANSFER	0.0
HARRISON THOMAS & DIANNA L	LUKASIK JOHN T & JULIE	139,500	12/10/2004	WD	16-LC PAYOFF	1175:0330	DEED	0.0
HARRISON THOMAS & DIANNA L	LUKASIK JOHN T & JULIE C	139,500	12/01/1999	LC	03-ARM'S LENGTH		OTHER	0.0

Property Address

12513 E HOUGHTON LAKE DR

Owner's Name/Address

RONEWICZ JOSEPH
1018 W WASHINGTON AVE
GILBERT AZ 85233

Tax Description

L-865P-686-689(L-469P-635L-576P-410FILE)2 34 LOT 19 ROSEWOOD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	05/08/2023	LU23-4572	CANCELED
Res. Add/Alter/Repair	02/01/2023	PB23-0018	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	11/13/2023	INSPECTED
QT	09/13/2023	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1992	75	9,830
D/W/P: Flagstone/Sand	21.01	141	95	2,814
Wood Frame/Conc.	34.58	120	75	3,112
Total Estimated Land Improvements True Cash Value =				15,756

Work Description for Permit LU23-4572, Issued 05/08/2023: NEW GARAGE
Work Description for Permit PB23-0018, Issued 02/01/2023: CHANGE OF ROOF LINE; NO LAND USE PERMIT REQUIRED PER KEVIN ROSE, LAKE LAND USE OFFICER; ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 12/30/23

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	97,900	182,900			154,732C
2024	80,000	94,100	174,100			150,080C
2023	70,000	71,600	141,600			141,600S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1152 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 1,152
Total Base New : 159,866 E.C.F.
Total Depr Cost: 136,193 X 1.283
Estimated T.C.V: 174,736

(16) Porches/Decks

Area	Type
375	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1152 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,152			
			Total:	146,710	124,703	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
Porches						
4in Concrete			375	3,068	2,915	*9
			Totals:	159,866	136,193	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 174,736

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PITCHFORD DAVID L & JOHN W	PITCHFORD DAVID L &	0	05/20/2017	QC	21-NOT USED/OTHER	1162:1487	PROPERTY TRANSFER	0.0
PITCHFORD, DAVID L. & JOHN	PITCHFORD, DAVID	0	02/23/2013	QC	21-NOT USED/OTHER	1125/1253 585/2	OTHER	100.0

Property Address

12515 E HOUGHTON LAKE DR

Owner's Name/Address

PITCHFORD DAVID L &
PITCHFORD FAMILY TR JOHN & KATHRYN
2380 S SPICELAND ROAD
NEW CASTLE IN 47362

Taxpayer's Name/Address

PITCHFORD DAVID L &
75 BERRYHILL CT
SPRINGBORO OH 45066

Tax Description

L-585 P-224 234 LOT 20 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	61.00	150.00	1.0000	1.0000	3400	100		207,400
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	207,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	104	50	320
Wood Frame	31.19	64	75	1,497
Total Estimated Land Improvements True Cash Value =				1,817

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	103,700	36,200	139,900			92,727C
2024	97,600	34,500	132,100			89,939C
2023	85,400	27,300	112,700			85,657C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 600 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 600
Total Base New : 83,872 E.C.F.
Total Depr Cost: 52,839 X 1.283
Estimated T.C.V: 67,792

(16) Porches/Decks

Area	Type
24	Roof Cover Onl
24	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 600 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	600		
			Total:	73,195	46,114
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Deck					
w/Roof (Roof portion)			24	496	312
w/Roof (Roof portion)			24	496	312
			Totals:	83,872	52,839

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 67,792

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIKAELIAN ARSEN & JUDITH J	MIKAELIAN ARSEN [LE]	0	10/24/2022	QC	15-LADY BIRD	1182:2381	PROPERTY TRANSFER	0.0
MIKAELIAN JUDITH J		0	02/27/2021	OTH	07-DEATH CERTIFICATE	1182:2028	OTHER	0.0
BIRDSONG MONICA TRUST 2/23	MIKAELIAN ARSEN & JUDITH J	220,000	07/28/2016	WD	03-ARM'S LENGTH	1159-1831	PROPERTY TRANSFER	100.0
		255,000	03/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12521 E HOUGHTON LAKE DR

Owner's Name/Address

MIKAELIAN ARSEN [LE]
48731 CRESCENT DR
MACOMB MI 48044

Tax Description

L-953 P-69 (L-563 P-195) 234 12521 E HOUGHTON LAKE DR LOT 21 ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	04/22/2011	110035	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/12/2018	INSPECTED
MH	02/09/2018	INSPECTED
DMG	05/23/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	178.00	1.0000	1.0348	3400	100		175,920
50 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	175,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1184	72	5,610
Wood Frame	32.30	80	47	1,214
Total Estimated Land Improvements True Cash Value =				6,824

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	88,000	109,000	197,000			124,358C
2024	82,800	104,000	186,800			120,619C
2023	72,400	84,200	156,600			114,876C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	2011

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 38
Floor Area: 1,344
Total Base New : 238,190 E.C.F.
Total Depr Cost: 160,033 X 1.283
Estimated T.C.V: 205,322

(16) Porches/Decks

Area	Type
448	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	840			
1 Story	Siding	Crawl Space	504			*7
			Total:	178,609	119,541	

Other Additions/Adjustments

Plumbing				
3 Fixture Bath	1	4,646	2,881	
Deck				
Treated Wood	448	7,020	4,352	
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	576	22,285	13,817	
Common Wall: 1 Wall	1	-2,219	-1,376	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	432	20,447	16,767	*8
Common Wall: 1 Wall	1	-2,686	-2,203	
Water/Sewer				
Public Sewer	1	1,494	926	
Water Well, 150 Feet	1	8,594	5,328	
	Totals:	238,190	160,033	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 205,322

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-022-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MASTRANGELO MARK	MASTRANGELO, MARK & PAMELA	0	08/13/2010	QC	21-NOT USED/OTHER	1096/1107	OTHER	0.0

Property Address

12523 E HOUGHTON LAKE DR

Owner's Name/Address

MASTRANGELO MARK L & PAMELA H
7160 COUNTY FARM ROAD
JACKSON MI 49201

Tax Description

L-593 P-166 234 LOT 22 - PART OF LOT 23 COM AT N1/4 COR SEC 10 T23N R4W TH S1DEG33'E 2323.26 FT TH N80DEG12'E ALG SLY LN OF E HTN LK DR 45.5 FT TH N82DEG06'E 100 FT TH N87DEG53'E 33 FT FOR POB TH N87DEG53'E 56 FT TH S1DEG21'34"E 165.85 FT TH S86DEG08'W ALG SH OF LK 50 FT TH N6DEG26'14"W 71.05 FT TH N1DEG12'49"W 96.52 FT TO POB ROSEWOOD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	05/22/2015	PB15-0102	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/23/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	979	75	4,831
Total Estimated Land Improvements True Cash Value =				4,831

Work Description for Permit PB15-0102, Issued 05/22/2015: 8*17 DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	81,100	166,100			91,358C
2024	80,000	77,600	157,600			88,612C
2023	70,000	62,400	132,400			84,393C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1030 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,030
Total Base New : 166,712 E.C.F.
Total Depr Cost: 118,940 X 1.283
Estimated T.C.V: 152,600

(16) Porches/Decks

Area	Type
312	Composite
128	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 210
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1030 SF Floor Area = 1030 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,030			
			Total:	137,093	95,965	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 1 Wall			1	-2,219	-1,553	
Base Cost			210	10,546	7,382	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 150 Feet			1	8,594	6,016	
Deck						
Composite			312	5,822	5,240	*9
Composite w/Roof (Deck Portion)			128	3,100	2,790	*9
Composite w/Roof (Roof portion)			128	2,282	2,054	
			Totals:	166,712	118,940	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 152,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12527 E HOUGHTON LAKE DR

Owner's Name/Address
HINKLE WILLIAM N & VICTORIA E 12527 E HOUGHTON LAKE DR HOUGHTON LAKE MI 48629

Tax Description
L-565 P-627 234 12527 E HOUGHTON LK DRPART OF LOTS 22 & 23 COM AT N1/4 COR SEC10 T23N R4W TH S1DEG33'E 2323.26 FT TH N 80DEG12'E ALG SLY LN OF E HGTN LK DR 45.5 FT TH N82DEG06'E 100 FT TH N87DEG53'E 2 FT TO POB TH N87DEG53'E 31 FT TH S1DEG12'49"E 96.52 FT TH S6DEG26'14"E 71.05FT TH S86DEG08'W ALG SH OF HGTN LK 30 FT TH N8DEG17'55"W 74.26 FT TH N1DEG 30'05"W 30.3 FT TH N1DEG00'22"W 64.22 FTTO POB ROSEWOOD.

Comments/Influences

Class: RESIDENTIAL-IMPROV	Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS	
P.R.E. 100% 07/08/2008	
SA:	
2026 Est TCV Tentative	

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/23/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	30.00	150.00	1.0000	1.0000	3400	100		102,000
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1065	75	5,256
Wood Frame	39.24	24	50	471
Total Estimated Land Improvements True Cash Value =				5,727

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	92,200	143,200			77,247C
2024	48,000	88,500	136,500			74,925C
2023	42,000	71,200	113,200			71,358C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 836 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 836
Total Base New : 166,235 E.C.F.
Total Depr Cost: 135,455 X 1.283
Estimated T.C.V: 173,789

(16) Porches/Decks

Area	Type
302	4in Concrete
180	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 540
% Good: 85
Storage Area: 270
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 836 SF Floor Area = 836 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	836			
			Total:	113,694	90,955	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			540	26,104	22,188	*8
Storage Over Garage			270	3,710	3,153	
Common Wall: 1 Wall			1	-2,219	-1,886	
Water/Sewer						
Public Sewer			1	1,494	1,195	
Water Well, 150 Feet			1	8,594	6,875	
Porches						
4in Concrete			302	2,470	2,445	*9
Breezeways						
Frame Wall			180	12,388	10,530	*8
			Totals:	166,235	135,455	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 173,789

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-023-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		42,500	10/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12535 E HOUGHTON LAKE DR

Owner's Name/Address

BUCHOLTZ FREDRICK J & KAREN E
13266 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1032 P-1912 (L-681 P-517) 234 12535 E HOUGHTON LK DR PART OF LOTS 23 & 24 COM AT N 1/4 COR SEC 10 TH S1DEG33'E 2323.26FT TH N80DEG 12'E ALG SLY LINE OF E HGTN LK DR 45.5FTTH N82DEG06'E 72 FT FOR POB TH N82DEG06'E 28 FT TH N87DEG53'E 2 FT TH S1DEG00' 22"E 64.22FT TH S1DEG30'05"W 30.3 FT TH S8DEG17'55"E 74.26 FT TH S86DEG08'W ALG SH OF HGTN LK 30 FT TH N3DEG49'20"W 48.71FT TH N12DEG17'W 28.3 FT TH N1DEG 00'20"W 89.85 FT TO POB ROSEWOOD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/23/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	30.00	150.00	1.0000	1.0000	3400	100		102,000
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	75	74
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				1,223

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	29,000	80,000			46,639C
2024	48,000	27,700	75,700			45,237C
2023	42,000	21,700	63,700			43,083C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 440 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 440
Total Base New : 67,110 E.C.F.
Total Depr Cost: 43,620 X 1.283
Estimated T.C.V: 55,964

(16) Porches/Decks

Area	Type
8	Roof Cover Onl
8	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	440		
			Total:	57,095	37,111
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
Deck					
w/Roof (Roof portion)			8	165	107
w/Roof (Roof portion)			8	165	107
			Totals:	67,110	43,620

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 55,964

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RABBAGE RONALD R & HELEN M	RABBAGE HELEN M TRUST	0	02/01/2018	WD	21-NOT USED/OTHER	1164:2668	PROPERTY TRANSFER	0.0

Property Address

12549 E HOUGHTON LAKE DR

Owner's Name/Address

RABBAGE HELEN M TRUST
524 MORNINGSIDE DR
MIDLAND MI 48640

Tax Description

234 L-671 P-51 PART OF LOT 24 COM AT N 1/4 COR SEC 10 T23N R4W TH S 1 DEG 33'E 2323.26 FT TH N80 DEG 12'E ALG SLY LINE OF E HGTN LK DR 45.5 FT TH N 82 DEG 06'E 44 FT TO POBTH N 82 DEG 06'E 28 FT TH S 1 DEG 0'02"E89.85 FT TH S 12 DEG 17'E 28.3 FT TH S 3 DEG 49'20"E 48.71 FT TH S 86 DEG 08' W ALG SH OF LK 30 FT TH N 3 DEG 0'40"W 164.49 FT TO POB ROSEWOOD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/06/2021	PB12-0156A	COMPLETE
REMODEL	08/10/2012	12156	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	30.00	150.00	1.0000	1.0000	3400	100		102,000
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1001	49	3,021
Wood Frame	28.72	80	74	1,701
Total Estimated Land Improvements True Cash Value =				4,722

Work Description for Permit PB12-0156A, Issued 08/06/2021: REROOF-EXTEND PERMIT FOR FINAL INSPECTION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	57,000	108,000			62,142C
2024	48,000	54,500	102,500			60,274C
2023	42,000	43,700	85,700			57,404C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 800 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 800
Total Base New : 121,299 E.C.F.
Total Depr Cost: 82,483 X 1.283
Estimated T.C.V: 105,826

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 800 SF Floor Area = 800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	800		
			Total:	94,180	64,042

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	480	17,434	11,855
Water/Sewer			
Public Sewer	1	1,326	902
Water Well, 150 Feet	1	8,359	5,684
	Totals:	121,299	82,483

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 105,826

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-024-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKER JOSEPH & CANDY	GRIFFIN DAVID L JR	460,000	06/06/2025	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100.0
VANLOON WOUTER & JAMI	PARKER JOSEPH & CANDY	445,000	03/14/2022	WD	21-NOT USED/OTHER	1180:88	PROPERTY TRANSFER	100.0
BINKLEY DOUGLAS J & MICHEL	VAN LOON WOUTER & JAMI	190,000	09/02/2016	WD	03-ARM'S LENGTH	1159-2681	PROPERTY TRANSFER	100.0
HOENIG LAWRENCE D &CATHERI	BINKLEY, DOUGLAS & MICHELE	185,000	07/16/2010	WD	03-ARM'S LENGTH	1095/1022	OTHER	100.0

Property Address

12551 E HOUGHTON LAKE DR

Owner's Name/Address

GRIFFIN DAVID L JR
23494 SHINNECOCK DR
SOUTH LYON MI 48178

Tax Description

234 L-949 P-2244&2264 (L-634 P-499) PART OF LOTS 24 & 25 COM AT N 1/4 COR SEC 10 T23N R4W TH S 1 DEG 33'E 2323.26 FT TH N 80 DEG 12'E ALG SLY LINE OF E HGTN LK DR 45.5 FT TH N 82 DEG 06'E 16 FT TO POB TH N 82 DEG 06'E 28 FT TH S 3 DEG 0'40"E 164.49 FT TH S 86 DEG 08'W ALG SH OF LK 30 FT TH N 2 DEG 16'08"W 162.56 FT TO POB ROSEWOOD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [X] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [X] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [X] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
QT	06/02/2022	INSPECTED
DMG	05/23/2013	INSPECTED
DMG	04/28/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	30.00	150.00	1.0000	1.0000	3400	100		102,000
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1103	75	5,443
Wood Frame	35.08	64	50	1,122
Total Estimated Land Improvements True Cash Value =				6,565

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	123,300	174,300			148,417C
2024	48,000	117,800	165,800			143,955C
2023	42,000	95,100	137,100			137,100S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
1995	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 819 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,659
Total Base New : 233,466 E.C.F.
Total Depr Cost: 181,935 X 1.283
Estimated T.C.V: 233,423

(16) Porches/Decks

Area	Type
24	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 1995
(11) Heating System: Forced Heat & Cool
Ground Area = 819 SF Floor Area = 1659 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	800			
1 Story	Siding	Slab	19			
1 Story	Siding	Overhang	20			
1 Story	Siding	Overhang	20			
			Total:	194,866	151,997	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,624	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	15,317	
Water/Sewer						
Public Sewer			1	1,494	1,165	
Water Well, 150 Feet			1	8,594	6,703	
Fireplaces						
Direct-Vented Gas			1	3,021	2,356	
Porches						
CCP (1 Story)			24	1,208	773	*6
			Totals:	233,466	181,935	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 233,423

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-550-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12553 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS		POLE BUILDING	07/15/2013	13136	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
MYERS STEVEN A & LINDA S 4665 FOREST HILL ROAD SAINT JOHNS MI 48879	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	30.00	150.00	1.0000	1.0000	3400	100		102,000
30 Actual Front Feet, 0.10 Total Acres							Total Est. Land Value =	102,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	48	25	370
D/W/P: 3.5 Concrete	6.58	654	75	3,227
Total Estimated Land Improvements True Cash Value =				3,597

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-591 P-262 234 PART OF LOT 25 COM AT N1/4 COR SEC 10 T23N R4W TH S1DEG33'E 2323.26 FT TH N80 DEG12'E ALG SLY LN OF E HGTN LK DR 33.5 FT FOR POB TH N88DEG12'E 12 FT TH N82DEG06'E 16 FT TH S2DEG16'08"E 162.56 FT TH S86DEG08'W ALG SH OF LK 30 FT TH N1DEG33 'W ALG ELY LN OF ROSEWOOD DR 160.27 FT TO POB ROSEWOOD

Comments/Influences

Who	When	What
QT	06/02/2022	INSPECTED
DMG	12/02/2013	INSPECTED
DMG	05/23/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	51,000	141,700	192,700			93,944C
2024	48,000	135,400	183,400			91,120C
2023	42,000	109,200	151,200			86,781C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 968 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 20
Floor Area: 1,694
Total Base New : 263,165 E.C.F.
Total Depr Cost: 212,701 X 1.283
Estimated T.C.V: 272,895

(16) Porches/Decks

Area	Type
32	WCP (1 Story)
252	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 540
% Good: 90
Storage Area: 405
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 968 SF Floor Area = 1694 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	968			
			Total:	219,723	175,793	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,717	
Porches						
WCP (1 Story)			32	2,343	1,874	
Deck						
Treated Wood			252	4,816	3,853	
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			540	15,984	14,386	*9
Storage Over Garage			405	5,565	5,008	
Water/Sewer						
Public Sewer			1	1,494	1,195	
Water Well, 150 Feet			1	8,594	6,875	
			Totals:	263,165	212,701	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 272,895

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-000-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status
WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
UGOROWSKI LEON ETAL 12236 W SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-673 P-614 234 LOTS 6-7-8 & PART OF LOT 9 COM AT S1/4 COR SEC 16 TH N89DEG30'00"E ALG SEC LINE 1491.10FT TO ELY LINE OF W SH DR TH N23 DEG30'00"E 248.2FT FOR POB TH N23DEG30' 00"E 169.21FT TH ALG CUR TH N86DEG21'40"E 91.91FT TH S48DEG33'30"E 38FT TH N86 DEG26'30"E 90FT TO INTERMEDIATE TRAVERSELINE TH S02DEG11'59"W 149.05FT TH S89DEG31'24"W ALG S LINE OF LOT 6 275.94FT TO POB PROPERTY EXT TO WATERS EDGE .96 AC CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016.

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ADAMS LAURA R	GENNA LAURA A [LE] (FKA AI	0	09/05/2023	QC	15-LADY BIRD	1185:698	PROPERTY TRANSFER	0.0
SILAGI MARILYN G ESTATE	ADAMS LAURA R	149,900	08/06/2021	WD	03-ARM'S LENGTH	1177:2097	PROPERTY TRANSFER	100.0
SILAGI MARILYN G		0	08/23/2020	OTH	07-DEATH CERTIFICATE	1177:2095	OTHER	0.0
UGOROWSKI LEON A SR TRUST	SILAGI MARILYN G	88,667	12/18/2015	WD	08-ESTATE	1156-803	PROPERTY TRANSFER	100.0

Property Address

12236 WEST SHORE DR #1

Owner's Name/Address

GENNA LAURA A [LE]
53172 JACLYN DR
SHELBY TWP MI 48315

Tax Description

L-940P-306 (L-673 P-612-619 & P-645-653)234 UNIT #1 RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
QT	08/19/2021	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	165	74	804
Wood Frame	32.30	80	49	1,266
Total Estimated Land Improvements True Cash Value =				2,070

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	65,000	107,500			76,498C
2024	40,000	62,200	102,200			74,198C
2023	35,000	49,600	84,600			70,665C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 666 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 918
Total Base New : 130,071 E.C.F.
Total Depr Cost: 96,252 X 1.283
Estimated T.C.V: 123,491

(16) Porches/Decks

Area	Type
154	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 666 SF Floor Area = 918 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	414		
2 Story	Siding	Slab	252		
			Total:	116,496	86,206
Other Additions/Adjustments					
Deck					
Treated Wood			154	3,487	2,580
Water/Sewer					
Public Sewer			1	1,494	1,106
Water Well, 150 Feet			1	8,594	6,360
			Totals:	130,071	96,252

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 123,491

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PFISTER ARLENE & UGOROWSKI	UGOROWSKI DAVID A	154,000	09/14/2022	WD	09-FAMILY	1182:1198	PROPERTY TRANSFER	80.0
UGOROWSKI RICHARD S &GERAL	PFISTER ARLENE & UGOROWSKI	0	09/21/2020	QC	09-FAMILY	1173:2566	PROPERTY TRANSFER	0.0
UGOROWSKI RICHARD S		0	07/09/2020	OTH	07-DEATH CERTIFICATE	1173:2565	OTHER	0.0

Property Address

12234 WEST SHORE DR #2

Owner's Name/Address

UGOROWSKI DAVID A
4602 COOPER AVE
ROYAL OAK MI 48073

Tax Description

L-873 P-129 (L-754 P-165) 234 UNIT #2
RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	141	68	591
Wood Frame	28.72	80	75	1,723
Total Estimated Land Improvements True Cash Value =				2,314

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	50,800	93,300			73,738C
2024	40,000	48,600	88,600			71,521C
2023	35,000	38,700	73,700			68,116C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 856 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 856
Total Base New : 110,145 E.C.F.
Total Depr Cost: 74,898 X 1.283
Estimated T.C.V: 96,095

(16) Porches/Decks

Area	Type
128	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 856 SF Floor Area = 856 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	856		
			Total:	97,439	66,258
Other Additions/Adjustments					
Deck					
Treated Wood			128	3,021	2,054
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
			Totals:	110,145	74,898

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 96,095

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BROWN JERRY H & MARY J	ESPARZA PONCE & TRACIE A	222,000	10/26/2023	WD	03-ARM'S LENGTH	1185:1859	PROPERTY TRANSFER	100.0
APPLEMAN RICHARD D & WANDA	BROWN, JERRY & MARY	117,000	03/29/2011	WD	03-ARM'S LENGTH		OTHER	100.0
		93,500	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12236 WEST SHORE DR #3

Owner's Name/Address

ESPARZA PONCE & TRACIE A
5328 HERITAGE DR
SAGINAW MI 48603

Tax Description

L-737 P-429 234 12232 W SHORE DR UNIT #3 RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	06/06/2014	1475	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	122	75	564
Wood Frame	31.19	64	75	1,497
Total Estimated Land Improvements True Cash Value =				2,061

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	74,500	117,000			114,853C
2024	40,000	71,400	111,400			111,400S
2023	35,000	57,100	92,100			58,506C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 900
Total Base New : 142,247 E.C.F.
Total Depr Cost: 110,952 X 1.283
Estimated T.C.V: 142,351

(16) Porches/Decks

Area	Type
165	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 720 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	720		
			Total:	118,888	92,733
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,108	2,424
Deck					
Treated Wood			165	3,650	2,847
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Fireplaces					
Exterior 1 Story			1	6,513	5,080
			Totals:	142,247	110,952

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 142,351

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JEZAK JAMES J & ANDREA D	JEZAK JAMES J & ANDREA D	0	03/27/2017	WD	18-LIFE ESTATE	1162:890	PROPERTY TRANSFER	0.0
ATHERTON MICHAEL D & DEBBI	JEZAK JAMES J & ANDREA D	91,000	07/03/2014	WD	03-ARM'S LENGTH	1140/2601	OTHER	100.0
		113,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12226 WEST SHORE DR #4

Owner's Name/Address

JEZAK JAMES J & ANDREA D [LE]
12226 WEST SHORE DR #4
HOUGHTON LAKE MI 48629

Taxpayer's Name/Address

JEZAK JAMES J & ANDREA D [LE]
1505 RIVERSIDE DR #307
POMPANO BEACH FL 33062

Tax Description

L-1048 P-2247 (L-993P-2366&L-709P-186)
234 12226 W SHORE DR #4 UNIT #4 RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	06/16/2008	PB08-0148	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	198	75	977
Wood Frame	28.00	120	75	2,520
Wood Frame	28.00	120	75	2,520
Total Estimated Land Improvements True Cash Value =				6,017

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	48,000	90,500			56,656C
2024	40,000	45,900	85,900			54,953C
2023	35,000	36,800	71,800			52,337C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 484 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 726
Total Base New : 103,290 E.C.F.
Total Depr Cost: 67,140 X 1.283
Estimated T.C.V: 86,141

(16) Porches/Decks

Area	Type
128	Composite
10	Treated Wood
10	Treated Wood
32	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 484 SF Floor Area = 726 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	484		
			Total:	87,884	57,126
Other Additions/Adjustments					
Balcony					
Wood Balcony			32	1,304	848
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Deck					
Composite			128	3,100	2,015
Treated Wood			10	457	297
Treated Wood			10	457	297
			Totals:	103,290	67,140

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 86,141

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		177,500	05/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12224 WEST SHORE DR #5

Owner's Name/Address

HEYMOSS PAUL E & CAROL E
4185 SHOREBROOK
STERLING HEIGHTS MI 48314

Tax Description

L-982 P-1986(L-673P-612-619 & P-645-653)234 UNIT #5 RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	123	75	607
Total Estimated Land Improvements True Cash Value =				607

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	82,500	125,000			64,790C
2024	40,000	78,900	118,900			62,842C
2023	35,000	63,100	98,100			59,850C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 22
Floor Area: 1,152
Total Base New : 159,409 E.C.F.
Total Depr Cost: 124,339 X 1.283
Estimated T.C.V: 159,527

(16) Porches/Decks

Area	Type
220	Composite
100	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	576		
			Total:	140,766	109,798
Other Additions/Adjustments					
Balcony					
Wood Balcony			100	4,074	3,178
Water/Sewer					
Public Sewer			1	1,494	1,165
Water Well, 150 Feet			1	8,594	6,703
Deck					
Composite			220	4,481	3,495
			Totals:	159,409	124,339

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 159,527

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONE DUANE ROBERT & MARY	LALONE DUANE R & MARY C LI	0	04/10/2018	QC	20-MULTI PARCEL SALE REF	1165:1689	PROPERTY TRANSFER	0.0
PALAZZOLO BEVERLY J	LALONE, DUANE & MARY	108,000	07/31/2012	WD	03-ARM'S LENGTH	1117/1721	OTHER	100.0
KENNEY CHARLES H & JUDY A	PALAZZOLO BEVERLY J	140,000	04/25/2007	WD	21-NOT USED/OTHER	L-1058 P-2461	OTHER	0.0

Property Address
12200 WEST SHORE DR #6

Owner's Name/Address
LALONE DUANE R & MARY C LIVING TRST
9651 N ALGER ROAD
ALMA MI 48801

Tax Description
L-1032 P-169 (L-681P-574) 234 UNIT #6
RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/23/2020	PB20-0316	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	206	75	1,016
Wood Frame	32.30	80	75	1,938
Total Estimated Land Improvements True Cash Value =				2,954

Work Description for Permit PB20-0316, Issued 09/23/2020: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	68,000	110,500			62,669C
2024	40,000	65,000	105,000			60,785C
2023	35,000	52,200	87,200			57,891C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 454 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 908
Total Base New : 134,286 E.C.F.
Total Depr Cost: 100,213 X 1.283
Estimated T.C.V: 128,573

(16) Porches/Decks

Area	Type
200	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 454 SF Floor Area = 908 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Slab	454			
			Total:	116,050	85,877	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
Deck						
Composite			200	4,148	3,070	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	134,286	100,213	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 128,573

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHEICH RICHARD S & CAROL	SCHEICH RICHARD S & CAROL	0	12/13/2021	QC	14-INTO/OUT OF TRUST	1179:0669	PROPERTY TRANSFER	0.0
JAKUBIEC GENEVIEVE A TRUST	SCHEICH RICHARD & CAROL 1/	0	07/18/2016	QC	09-FAMILY	1159-2328	PROPERTY TRANSFER	0.0

Property Address

12236 WEST SHORE DR #7

Owner's Name/Address

JAKUBIEC FRED D JR & CANDY E&ETAL
ZERO WAYSIDE CT
DILLSBURG PA 17019

Tax Description

L-673 P-612-619 & P-645-653 234 UNIT #7
RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	72	78	370
Total Estimated Land Improvements True Cash Value =				370

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	63,700	106,200			52,232C
2024	40,000	60,900	100,900			50,662C
2023	35,000	48,500	83,500			48,250C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DUPLEX

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 484 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 29
Floor Area: 968
Total Base New : 134,747 E.C.F.
Total Depr Cost: 95,671 X 1.283
Estimated T.C.V: 122,746

(16) Porches/Decks

Area	Type
160	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DUPLEX Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 484 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	484		
			Total:	121,030	85,931
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,494	1,061
Water Well, 150 Feet			1	8,594	6,102
Deck					
Composite			160	3,629	2,577
			Totals:	134,747	95,671

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 122,746

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-555-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHEICH RICHARD S & CAROL	SCHEICH RICHARD S & CAROL	0	12/13/2021	QC	14-INTO/OUT OF TRUST	1179:0669	PROPERTY TRANSFER	0.0

Property Address

12236 WEST SHORE DR #8

Owner's Name/Address

SCHEICH RICHARD & CAROL TRUST
367 OXBOW CT
WHITE LAKE MI 48386

Tax Description

L-673 P-612-619 & P-645-653 234 UNIT #8 RUSTIC HAVEN CONDOMINIUM

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	05/31/2022	INSPECTED
MH	08/04/2017	INSPECTED
DMG	08/11/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	88	71	385
Total Estimated Land Improvements True Cash Value =				385

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	63,800	106,300			52,232C
2024	40,000	61,000	101,000			50,662C
2023	35,000	48,600	83,600			48,250C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DUPLEX

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 484 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 22
Floor Area: 968
Total Base New : 123,485 E.C.F.
Total Depr Cost: 96,317 X 1.283
Estimated T.C.V: 123,575

(16) Porches/Decks

Area	Type
160	Composite
32	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DUPLEX Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 484 SF Floor Area = 968 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	484		
			Total:	109,069	85,073
Other Additions/Adjustments					
Balcony					
Wood Balcony			32	1,187	926
Water/Sewer					
Public Sewer			1	1,326	1,034
Water Well, 150 Feet			1	8,359	6,520
Deck					
Composite			160	3,544	2,764
			Totals:	123,485	96,317

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 123,575

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-000-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

VIVIER JOHN P ETAL
SILVER SHORES ASSOC
33226 CURTIS
LIVONIA MI 48152

Tax Description

L-1014 PGS 2439-2479 234 BEG AT SW COR LOT 3 TH N0DEG22'03"W 148.76FT TH N89DEG59'42"E 122.5FT TO SH OF HOUGHTON LAKE TH S0DEG53'42"W 147.6FTTH S8DEG52'18"E 14.25FT TH N89DEG01'50" W 124.02FT TO POB - BEING LOTS 3-4 & 5 & PART OF LOT 2 " B" THE LEWIS SUBD PP: 006-310-003-0000 (04

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROD DALLAS G TRUST	ROD DALLAS G	0	11/04/2015	QC	09-FAMILY	1153-939	PROPERTY TRANSFER	0.0
ROD, CLARENCE & SANDRA	ROD, DALLAS G.	0	10/12/2010	QC	21-NOT USED/OTHER	1097/2063	OTHER	0.0

Property Address
12432 WEST SHORE DR #2

Owner's Name/Address
ROD CLARENCE & SANDRA TRUST &
ROD DALLAS G TRUST
546 VANNEST ST
DUNDEE MI 48131

Tax Description
L-1014 P-2480 234 UNIT # 2 SILVER SHORES CONDOMINIUM PP: 006-310-003-0000 (04

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	116	50	357
D/W/P: Patio Blocks	14.27	72	75	770
Total Estimated Land Improvements True Cash Value =				1,127

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	29,900	70,700			43,352C
2024	38,400	28,600	67,000			42,049C
2023	33,600	22,400	56,000			40,047C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 440
Total Base New : 69,292 E.C.F.
Total Depr Cost: 45,038 X 1.283
Estimated T.C.V: 57,784

(16) Porches/Decks

Area	Type
72	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 440 SF Floor Area = 440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	440		
			Total:	54,222	35,243
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			72	5,385	3,500
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	69,292	45,038

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 57,784

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: R-1	Building Permit(s)	Date	Number	Status
12432 WEST SHORE DR #3	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
LABERT DONALD E & CINDY L TRUST 12/10/09 10330 WINSTED LN BRIGHTON MI 48114-9675	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	116	50	357
Total Estimated Land Improvements True Cash Value =				357

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-1014 P-2485 234 UNIT # 3 SILVER SHORES CONDOMINIUM PP: 006-310-003-0000 (04

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	39,300	80,100			46,586C
2024	38,400	37,500	75,900			45,186C
2023	33,600	29,600	63,200			43,035C

Who	When	What
QT	06/01/2022	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 616 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 616
Total Base New : 90,399 E.C.F.
Total Depr Cost: 58,759 X 1.283
Estimated T.C.V: 75,387

(16) Porches/Decks

Area	Type
56	CGEP (1 Story)
38	Treated Wood
38	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 616 SF Floor Area = 616 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	616		
			Total:	73,152	47,549
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			56	4,518	2,937
Deck					
Treated Wood			38	1,522	989
Treated Wood			38	1,522	989
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	90,399	58,759

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 75,387

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: R-1	Building Permit(s)	Date	Number	Status
12432 WEST SHORE DR #4	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BYRNES ROBERT J JR & PATRICIA 4000 DALEY RD ATTICA MI 48412-9001	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Tax Description

L-1014 P-2490 234 UNIT # 4 SILVER SHORES CONDOMINIUM (04)

Comments/Influences

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	130	50	400
Total Estimated Land Improvements True Cash Value =				400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	35,900	76,700			45,445C
2024	38,400	35,000	73,400			44,079C
2023	33,600	27,600	61,200			41,980C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 588
Total Base New : 84,295 E.C.F.
Total Depr Cost: 54,791 X 1.283
Estimated T.C.V: 70,296

(16) Porches/Decks

Area	Type
54	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	70,213	45,638
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			54	4,397	2,858
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	84,295	54,791

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 70,296

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOENERHOFF JAMES E & JERRI	HOENERHOFF JERRIE E REVOC	0	01/22/2021	WD	14-INTO/OUT OF TRUST	1175:2281	PROPERTY TRANSFER	0.0

Property Address

12434 WEST SHORE DR #5

Owner's Name/Address

HOENERHOFF JERRIE E REVOC TRUST
57646 HIDDEN TIMBERS DR
SOUTH LYON MI 48178

Tax Description

L-1014 P-2495 234 UNIT #5 SILVER SHORES CONDOMINIUM PP: 006-310-003-0000 (04)

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	09/28/2018	PB18-0312	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	58	50	178
Total Estimated Land Improvements True Cash Value =				178

Work Description for Permit PB18-0312, Issued 09/28/2018: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	36,000	76,800			45,445C
2024	38,400	35,100	73,500			44,079C
2023	33,600	27,700	61,300			41,980C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 588 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 588
Total Base New : 84,818 E.C.F.
Total Depr Cost: 55,131 X 1.283
Estimated T.C.V: 70,733

(16) Porches/Decks

Area	Type
63	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 588 SF Floor Area = 588 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	588		
			Total:	70,213	45,638
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			63	4,920	3,198
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	84,818	55,131

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 70,733

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HELDT GARY E & EILENE M	PHILIP BRADLEY & LISA	95,000	09/15/2014	WD	03-ARM'S LENGTH	1143-780	PROPERTY TRANSFER	100.0

Property Address

12434 WEST SHORE DR #6

Owner's Name/Address

PHILIP BRADLEY & LISA
310 WILDWOOD CIRCLE
TECUMSEH MI 49286

Tax Description

L-1014 P-2500 234 UNIT # 6 SILVER SHORE CONDOMINIUM PP: 006-310-003-0000 (04)

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	84	50	258
Wood Frame/Conc.	41.06	30	50	616
Wood Frame/Conc.	31.05	120	75	2,794
Total Estimated Land Improvements True Cash Value =				3,668

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	38,000	78,800			49,256C
2024	38,400	37,200	75,600			47,775C
2023	33,600	29,600	63,200			45,500C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 594 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 594
Total Base New : 85,456 E.C.F.
Total Depr Cost: 55,546 X 1.283
Estimated T.C.V: 71,265

(16) Porches/Decks

Area	Type
63	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 594 SF Floor Area = 594 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	594		
			Total:	70,851	46,053
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			63	4,920	3,198
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	85,456	55,546

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 71,265

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		147,500	09/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12438 WEST SHORE DR #7

Owner's Name/Address

BUHAGIAR JOSEPH P &CATHERINE S
31324 EDWOOD
WARREN MI 48088

Tax Description

L-1031 P-2537 (L-1014 P-2500) 234 UNIT # 7 SILVER SHORES CONDOMINIUM PP: 006-310-003-0000 (04

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	58	50	178
Total Estimated Land Improvements True Cash Value =				178

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	39,900	80,700			45,977C
2024	38,400	38,100	76,500			44,595C
2023	33,600	30,100	63,700			42,472C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 624
Total Base New : 91,085 E.C.F.
Total Depr Cost: 59,830 X 1.283
Estimated T.C.V: 76,762

(16) Porches/Decks

Area	Type
63	CGEP (1 Story)
100	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	624			
			Total:	73,983	48,090	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			63	4,920	3,198	
Water/Sewer						
Public Sewer			1	1,326	862	
Water Well, 150 Feet			1	8,359	5,433	
Deck						
Composite			100	2,497	2,247	*9
			Totals:	91,085	59,830	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 76,762

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-557-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VIVIER JOHN P & JUDY M	VIVIER JOHN P & JUDY M TRU	0	05/18/2015	QC	09-FAMILY	1149-2672	PROPERTY TRANSFER	0.0

Property Address

12438 WEST SHORE DR #8

Owner's Name/Address

VIVIER JOHN P & JUDY M TRUST
33226 CURTIS
LIVONIA MI 48152-3252

Tax Description

L-1014 P-2510 234 UNIT # 8 SILVER SHORES CONDOMINIUM PP: 006-310-003-0000 (04)

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	24.00	150.00	1.0000	1.0000	3400	100		81,600
24 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	406	50	1,250
D/W/P: Patio Blocks	14.27	64	50	456
Total Estimated Land Improvements True Cash Value =				1,706

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	39,400	80,200			46,586C
2024	38,400	37,600	76,000			45,186C
2023	33,600	29,800	63,400			43,035C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 624
Total Base New : 89,053 E.C.F.
Total Depr Cost: 57,885 X 1.283
Estimated T.C.V: 74,266

(16) Porches/Decks

Area	Type
72	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	624		
			Total:	73,983	48,090
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			72	5,385	3,500
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	89,053	57,885

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 74,266

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOHMAN BONNIE G	FRAZIER, KENDRA	0	08/24/2010	QC	21-NOT USED/OTHER	1095/2544	OTHER	100.0
		25,000	10/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

102 HENRY ST

Owner's Name/Address

FRAZIER KENDRA K
102 HENRY ROAD
HOUGHTON LAKE MI 48629

Tax Description

L-992 P-832 (L-718 P-547) 234 LOTS 1-2 THE SLINGERLAND SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/09/2011
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/10/2021	PB21-0194	COMPLETE
Demolish	03/06/2020	PB20-0028	COMPLETE
NEW RESIDENCE	02/12/2010	15	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/22/2020	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.344 Acres		12,500	100		4,300

* denotes lines that do not contribute to the total acreage calculation.
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 4,300

Work Description for Permit PB21-0194, Issued 06/10/2021: REROOF
Work Description for Permit PB20-0028, Issued 03/06/2020: DEMOLITION OF MOBILE HOME 12 X 56 = 672 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4273 WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT; SEPTIC TANK ABANDONMENTS MUST BE REPORTED TO THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF THE WELL AND SEPTIC TO THE HEALTH DEPARTMENT

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,200	41,800	44,000			30,587C
2024	2,100	38,300	40,400			29,668C
2023	1,500	34,000	35,500			28,256C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 17
Floor Area:
Total Base New : 159,613 E.C.F.
Total Depr Cost: 97,365 X 0.813
Estimated T.C.V: 79,158

(16) Porches/Decks

Area	Type
80	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1344		
			Total:	113,482	69,224
Other Additions/Adjustments					
42" frost-free footings, foundation			152	9,802	5,979
Water/Sewer					
1000 Gal Septic			1	5,636	3,438
Water Well, 150 Feet			1	9,232	5,632
Deck					
Treated Wood w/Roof (Deck Portion)			80	2,398	1,463
Treated Wood w/Roof (Roof portion)			80	1,990	1,214
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	17,073	10,415
			Totals:	159,613	97,365

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 79,158

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PIXLEY DANNY C	GENTRY, WILLIAM PAUL	3,000	04/01/2013	QC	21-NOT USED/OTHER	1125/2583	OTHER	100.0

Property Address

104 HENRY ST

Owner's Name/Address

GENTRY WILLIAM PAUL
7828 WISEMAN RD
LAMBERTVILLE MI 48144

Tax Description

L-744 P-668 234 LOT 3 THE SLINGERLAND SUB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	150	24	1,037
Wood Frame	25.63	100	49	1,256
Total Estimated Land Improvements True Cash Value =				2,293

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	19,500	21,100			8,618C
2024	1,500	16,700	18,200			8,359C
2023	1,200	11,600	12,800			6,723C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 160 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 82,694 E.C.F.
Total Depr Cost: 41,187 X 0.813
Estimated T.C.V: 33,485

(16) Porches/Decks

Area	Type
16	Treated Wood
160	Treated Wood
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1014 SF Floor Area = 1014 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	854			
Addition	Siding	Slab	160			
			Total:	57,249	27,479	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			150	1,661	797	
Plumbing						
3 Fixture Bath			1	2,726	1,308	
Water/Sewer						
1000 Gal Septic			1	4,550	2,184	
Water Well, 150 Feet			1	8,359	4,012	
Deck						
Treated Wood			160	3,498	1,679	
Treated Wood			192	3,936	3,385	*8
Treated Wood			16	715	343	
			Totals:	82,694	41,187	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 33,485

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMELL MARY J [LE]	SUTHERBY DANIEL & CHARLENE	165,000	08/31/2021	WD	19-MULTI PARCEL ARM'S LEN	1178:434	PROPERTY TRANSFER	100.0
OMELL MARY J	OMELL MARY J [LE]	0	11/16/2020	QC	18-LIFE ESTATE	1174:1707	DEED	0.0
OMELL WILLIAM M JR	OMELL MARY J	0	05/09/2018	OTH	21-NOT USED/OTHER	1167:2535	OTHER	0.0
OMELL WILLIAM SR	OMELL MARY J	0	03/05/2018	QC	09-FAMILY	1165:0018	OTHER	0.0

Property Address

108 HENRY ST

Owner's Name/Address

SUTHERBY DANIEL & CHARLENE
108 HENRY ST
HOUGHTON LAKE MI 48629

Tax Description

L-305 P-328 L-517 P-343 234 LOTS 4 & 5 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/31/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	08/15/2022	LU22-4525	COMPLETE
Res. Add/Alter/Repair	07/08/2019	PB19-0205	COMPLETE
FENCE	05/13/2019	LU19-4230	CANCELED

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.344 Acres		12,500	100		4,300

* denotes lines that do not contribute to the total acreage calculation.

150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 4,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	72	23	477
Fencing: Wire Mesh, #11	3.21	600	23	443
D/W/P: Asphalt Paving	2.89	2424	48	3,362
Wood Frame	31.19	64	48	958
Total Estimated Land Improvements True Cash Value =				5,240

Work Description for Permit LU22-4525, Issued 08/15/2022: 12X35 DECK
Work Description for Permit PB19-0205, Issued 07/08/2019: REROOF
Work Description for Permit LU19-4230, Issued 05/13/2019: PRIVACY FENCING

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,200	81,100	83,300			56,714C
2024	2,100	75,700	77,800			55,009C
2023	1,500	67,800	69,300			52,390C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1470 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 1,470
Total Base New : 248,306 E.C.F.
Total Depr Cost: 189,041 X 0.813
Estimated T.C.V: 153,690

(16) Porches/Decks

Area	Type
328	Treated Wood
437	Composite
80	Treated Wood
20	Treated Wood
156	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1470 SF Floor Area = 1470 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,470			
			Total:	186,475	139,856	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	3,412	
Water Well, 150 Feet			1	8,359	6,269	
Deck						
Treated Wood			328	5,602	4,201	
Treated Wood			80	2,213	2,102	*9
Composite			437	6,961	6,613	*9
Treated Wood			20	894	849	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	20,923	15,692	
Common Wall: 1/2 Wall			1	-1,023	-767	
Breezeways						
Frame Wall			156	9,352	7,014	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	248,306	189,041	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 153,690

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALACHOWSKI DOUGLAS J	EDICK TRUDY A	0	10/27/2014	QC	21-NOT USED/OTHER	1146-2418	PROPERTY TRANSFER	0.0
MALACHOWSKI DOUGLAS J	EDICK TRUDY A	0	10/27/2014	QC	21-NOT USED/OTHER	1146-2418	PROPERTY TRANSFER	0.0
		45,000	06/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

110 HENRY ST

Owner's Name/Address

EDICK TRUDY A
110 HENRY ST
HOUGHTON LAKE MI 48629

Tax Description

L-958 P-635 (L-684 P-1) 234 LOTS 6 & 7 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/27/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	09/11/2020	LU20-4345	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.344 Acres		12,500	100		4,300

* denotes lines that do not contribute to the total acreage calculation.
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 4,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1800	48	2,497
Wood Frame	21.12	288	48	2,920
Total Estimated Land Improvements True Cash Value =				5,417

Work Description for Permit LU20-4345, Issued 09/11/2020: TEMPORARY SHELTER OCT 1 - MAY/2021

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,200	27,700	29,900			14,157C
2024	2,100	26,200	28,300			13,732C
2023	1,500	23,300	24,800			13,079C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 120 S.F.
Slab: 520 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 32
Floor Area:
Total Base New : 172,356 E.C.F.
Total Depr Cost: 60,323 X 0.813
Estimated T.C.V: 49,043

(16) Porches/Decks

Area	Type
672	Roof Cover Onl
82	Treated Wood
168	Treated Wood
8	Treated Wood
210	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1312 SF Floor Area = 1312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=35/100/100/100/35
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	672		
Addition	Siding	Crawl	120		
Addition	Siding	Slab	136		
Addition	Siding	Slab	384		
		Total:		94,808	33,181
Other Additions/Adjustments					
Skirting, Metal or Vinyl, Vertical			176	1,999	700
Plumbing					
3 Fixture Bath			1	3,054	1,069
Water/Sewer					
1000 Gal Septic			1	4,864	1,702
Water Well, 150 Feet			1	8,594	3,008
Deck					
Treated Wood			82	2,298	804
Treated Wood w/Roof (Deck Portion)			168	3,693	1,293
Treated Wood w/Roof (Roof portion)			168	2,906	1,017
Treated Wood			8	365	128
w/Roof (Roof portion)			672	10,194	3,568
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			768	27,348	9,572
Common Wall: 1 Wall			1	-2,219	-777
Breezeways					
Frame Wall			210	14,452	5,058

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MALACHOWSKI DOUGLAS J	EDICK TRUDY A	0	10/27/2014	QC	21-NOT USED/OTHER	1146-2418	PROPERTY TRANSFER	0.0

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-3	Building Permit(s)	Date	Number	Status
HENRY ST	School: HOUGHTON LAKE COMM SCHOOLS		MISC	09/29/2024	LU24-4711	COMPLETE
	P.R.E. 100% 10/27/2014					
Owner's Name/Address	SA:					
EDICK TRUDY A 110 HENRY ST HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Tax Description

L-958 P-635 (L-684 P-1) 234 LOT 8 THE SLINGERLAND SUBD.

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Metal Prefab	19.85	54	50	536
Total Estimated Land Improvements True Cash Value =				536

Work Description for Permit LU24-4711, Issued 09/29/2024: TEMPORARY SHELTER OCT 1, 2024 - MAY 1, 2025

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	300	1,900			618C
2024	1,500	300	1,800			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status
118 HENRY ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 03/25/2009					
Owner's Name/Address	SA:					
CHRISTENSEN KIMBERLY K & ROZELLE LEWIS JR 118 HENRY ST HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	2428	75	11,217
D/W/P: 3.5 Concrete	6.16	81	75	374
Total Estimated Land Improvements True Cash Value =				11,591

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description
L-712 P-534 234 118 HENRY ST 48629 LOT 9 THE SLINGERLAND SUBD.

Comments/Influences

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	58,500	60,100			32,870C
2024	1,500	54,000	55,500			31,882C
2023	1,200	47,700	48,900			30,364C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 13
Floor Area:
Total Base New : 174,872 E.C.F.
Total Depr Cost: 122,409 X 0.813
Estimated T.C.V: 99,519

(16) Porches/Decks

Area	Type
221	CCP (1 Story)
72	Roof Cover Onl
192	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1080 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1080		
			Total:	103,437	72,405
Other Additions/Adjustments					
42" frost-free footings, foundation			134	8,642	6,049
Plumbing					
3 Fixture Bath			1	3,921	2,745
Water/Sewer					
1000 Gal Septic			1	5,636	3,945
Water Well, 150 Feet			1	9,232	6,462
Porches					
CCP (1 Story)			221	5,611	3,928
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	19,791	13,854
Common Wall: 1/2 Wall			1	-1,023	-716
Deck					
w/Roof (Roof portion)			72	1,809	1,266
Breezeways					
Frame Wall			192	17,816	12,471
			Totals:	174,872	122,409

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 99,519

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
HENRY ST

Owner's Name/Address
CHRISTENSEN KIMBERLY K & ROZELLE LEWIS JR 118 HENRY ST HOUGHTON LAKE MI 48629

Tax Description
L-712 P-534 234 118 HENRY ST 48629 LOT 10 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/25/2009

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	09/29/2024	LU24-4710	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.25	96	50	1,260
Wood Frame	21.56	240	99	5,122

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
/CI16/YARI/PATR/WOOIBCA	15.68	48	95	715
/CI16/YARI/RAIPD/50 S/DECSFPEA	14.25	48	95	650

Total Estimated Land Improvements True Cash Value = 7,747

Work Description for Permit LU24-4710, Issued 09/29/2024: 12X24 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	3,900	5,500			3,818C
2024	1,500	700	2,200			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREGORY MICHAEL J &JAMES&D	GREGORY, CHARLES DEAN	0	08/01/2012	QC	21-NOT USED/OTHER	1119/131	OTHER	100.0

Property Address

120 HENRY ST

Owner's Name/Address

GREGORY CHARLES DEAN
6655 JACKSON ROAD LOT 560
ANN ARBOR MI 48103

Tax Description

L-1047P-1771(L-939P-2057-2058&L323P-314)2 34 LOT 11 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	23.41	160	91	3,409
Total Estimated Land Improvements True Cash Value =				3,409

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	15,100	16,700			9,057C
2024	1,500	13,000	14,500			8,785C
2023	1,200	9,100	10,300			6,653C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 62,027 E.C.F.
Total Depr Cost: 29,574 X 0.813
Estimated T.C.V: 24,044

(16) Porches/Decks

Area	Type
160	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	672			
			Total:	40,494	19,436	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			136	1,506	723	
Plumbing						
3 Fixture Bath			1	2,726	1,308	
Water/Sewer						
1000 Gal Septic			1	4,550	2,184	
Water Well, 150 Feet			1	8,359	4,012	
Deck						
Treated Wood			160	3,498	1,679	
Treated Wood			20	894	232	*2
			Totals:	62,027	29,574	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 24,044

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PORTER FRANK J & SUSAN I	FOSTER, STORMY	0	12/04/2009	LC	03-ARM'S LENGTH	1088/2701	OTHER	100.0

Property Address

HENRY ST

Owner's Name/Address

FOSTER STORMY
3142 ROBINSON RD
JACKSON MI 49203

Tax Description

L-889 P-135 (L-676 P-215) 234 LOT 12 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			618C
2024	1,500	0	1,500			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TASKER MARY L	BUCK GEORGIA G	0	02/18/2025	QC	09-FAMILY	1189:938	PROPERTY TRANSFER	0.0
CORSER KYLE	TASKER MARY L	37,500	01/09/2025	WD	16-LC PAYOFF	1189:575	DEED	0.0
TASKER WALTER H		0	03/15/2024	OTH	07-DEATH CERTIFICATE	1188:945	OTHER	0.0
		37,500	05/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

124 HENRY ST

Owner's Name/Address

BUCK GEORGIA G
124 HENRY ST
HOUGHTON LAKE MI 48629

Tax Description

L-1043 P-2163 (L-678 P-626) 234 LOT 13 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/18/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	48	21	62
Wood Frame	33.66	48	51	824
Wood Frame	24.67	126	26	808
Total Estimated Land Improvements True Cash Value =				1,694

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	19,900	21,500			13,031C
2024	1,500	16,900	18,400			12,640C
2023	1,200	13,400	14,600			12,039C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 91,290 E.C.F.
Total Depr Cost: 42,743 X 0.813
Estimated T.C.V: 34,750

(16) Porches/Decks

Area	Type
176	WGEP (1 Story)
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 153
Roof: Fiberglass

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Fair Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Metal	672			
			Total:	41,879	20,101	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			136	1,506	723	
Plumbing						
3 Fixture Bath			1	2,726	1,308	
Water/Sewer						
1000 Gal Septic			1	4,550	2,184	
Water Well, 150 Feet			1	8,359	4,012	
Porches						
WGEP (1 Story)			176	9,845	4,726	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			384	14,988	7,194	
Fireplaces						
Wood Stove			1	2,149	1,032	
Deck						
Treated Wood			9	402	193	
Carports						
Fiberglass			153	2,004	521	*2
Fiberglass			220	2,882	749	*2
			Totals:	91,290	42,743	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 34,750

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TASKER MARY L	BUCK GEORGIA G	0	02/18/2025	QC	09-FAMILY	1189:938	PROPERTY TRANSFER	0.0
CORSER KYLE	TASKER MARY L	37,500	01/09/2025	WD	16-LC PAYOFF	1189:575	DEED	0.0
TASKER WALTER H		0	03/15/2024	OTH	07-DEATH CERTIFICATE	1188:945	OTHER	0.0

Property Address

HENRY ST

Owner's Name/Address

BUCK GEORGIA G
124 HENRY ST
HOUGHTON LAKE MI 48629

Tax Description

L-1043 P-2163 (L-678 P-627) 234 LOT 14 THE SLINGERLANDS SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/20/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			618C
2024	1,500	0	1,500			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TASKER MARY L	BUCK GEORGIA G	0	02/18/2025	QC	09-FAMILY	1189:938	PROPERTY TRANSFER	0.0
CORSER KYLE	TASKER MARY L	37,500	01/09/2025	WD	16-LC PAYOFF	1189:575	DEED	0.0
TASKER WALTER H		0	03/15/2024	OTH	07-DEATH CERTIFICATE	1188:945	OTHER	0.0

Property Address

HENRY ST

Owner's Name/Address

BUCK GEORGIA G
124 HENRY ST
HOUGHTON LAKE MI 48629

Tax Description

L-1043 P-2163 (L-678 P-627) 234 LOT 15 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/20/2025

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			618C
2024	1,500	0	1,500			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-VACANT	Zoning: R-3	Building Permit(s)	Date	Number	Status
HENRY ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
EASH STEVEN C & RITA M 132 HENRY ST HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Tax Description

L-585 P-9 234 132 HENRY ST 48629LOT 16 THE SLINGERLAND SUBD.

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			618C
2024	1,500	0	1,500			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status
132 HENRY ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/04/1994					
Owner's Name/Address	SA:					
EASH STEVEN C & RITA M 132 HENRY ST HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Tax Description

L-585 P-9 234 132 HENRY ST 48629LOT 17 THE SLINGERLAND SUBD.

Comments/Influences

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	81.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.279 Acres		12,500	100		3,488

* denotes lines that do not contribute to the total acreage calculation.

81 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 3,488

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1498	46	2,136
Wood Frame	25.66	176	46	2,077
Wood Frame	32.82	77	25	632
Total Estimated Land Improvements True Cash Value =				4,845

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,700	43,900	45,600			30,472C
2024	1,700	40,300	42,000			29,556C
2023	1,300	35,700	37,000			28,149C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors	(B)
	No Floor	SF
	Walkout Doors	(A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 12
Floor Area:
Total Base New : 135,039 E.C.F.
Total Depr Cost: 96,541 X 0.813
Estimated T.C.V: 78,488

(16) Porches/Decks

Area	Type
390	Treated Wood
80	Treated Wood
12	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	960			
			Total:	74,773	53,836	
Other Additions/Adjustments						
42" frost-free footings, foundation			128	7,549	5,435	
Plumbing						
3 Fixture Bath			1	3,054	2,199	
Water/Sewer						
1000 Gal Septic			1	4,864	3,502	
Water Well, 150 Feet			1	8,594	6,188	
Deck						
Treated Wood			390	6,416	4,620	
Treated Wood			80	2,264	1,630	
Treated Wood			12	548	137	*2
Treated Wood			20	913	228	*2
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			720	26,064	18,766	
			Totals:	135,039	96,541	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 78,488

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOSE EVA L REVOCABLE TRUST	WITFOTH RICHARD B & MARY J	40,000	08/07/2019	WD	08-ESTATE	1170:228	PROPERTY TRANSFER	100.0
HOSE EVA L [LE]	HOSE EVA L REVOCABLE TRUST	0	05/16/2018	OTH	07-DEATH CERTIFICATE	1166:182	OTHER	100.0
HOSE EVA L	HOSE EVA L [LE]	0	03/08/2017	WD	09-FAMILY	1162:40	PROPERTY TRANSFER	0.0
HOSE EVA REVOC TRUST	HOSE EVA L	0	03/07/2017	WD	09-FAMILY	1161:2256	PROPERTY TRANSFER	0.0

Property Address

133 HENRY ST

Owner's Name/Address

WITFOTH RICHARD B & MARY J &
SMITH ANNA
125 HENRY RD
HOUGHTON LAKE MI 48629

Tax Description

L-281 P-518 234 LOT 18 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/02/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	81.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.279 Acres		12,500	100		3,488

* denotes lines that do not contribute to the total acreage calculation.

81 Actual Front Feet, 0.28 Total Acres Total Est. Land Value = 3,488

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1344	48	2,000
D/W/P: 3.5 Concrete	6.58	240	48	758
D/W/P: 3.5 Concrete	6.58	30	95	187
Total Estimated Land Improvements True Cash Value =				2,945

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,700	67,000	68,700			44,145C
2024	1,700	62,200	63,900			42,818C
2023	1,300	46,600	47,900			38,494C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: BI-LEVEL

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,456
Total Base New : 237,723 E.C.F.
Total Depr Cost: 156,472 X 0.813
Estimated T.C.V: 127,212

(16) Porches/Decks

Area	Type
320	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family BI-LEVEL Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1040 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Bi-Level	Siding	Bi-Lev. 40%	1,040			
			Total:	181,303	117,848	
Other Additions/Adjustments						
Exterior						
Brick Veneer			124	2,132	1,386	
Plumbing						
3 Fixture Bath			1	4,646	3,020	
Water/Sewer						
1000 Gal Septic			1	4,864	3,162	
Water Well, 150 Feet			1	8,594	5,586	
Deck						
Treated Wood			320	5,638	3,665	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			484	19,752	12,839	
Common Wall: 1 Wall			1	-2,219	-1,442	
Fireplaces						
Exterior 1 Story			1	6,513	4,233	
Local Cost Items						
OUTDOOR WOOD FURNACE			1	6,500	6,175	*9
			Totals:	237,723	156,472	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 127,212

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-019-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREENE DENISE A	WITFOTH RICHARD B & MARY J	2,000	01/27/2020	WD	03-ARM'S LENGTH	1171:1682	PROPERTY TRANSFER	100.0
HOSE EVA L REVOCABLE TRUST	GREENE DENISE A	0	09/26/2018	OTH	21-NOT USED/OTHER	1167:2078	PROPERTY TRANSFER	100.0

Property Address

HENRY ST

Owner's Name/Address

WITFOTH RICHARD B & MARY J &
SMITH ANNA M
125 HENRY ST
HOUGHTON LAKE MI 48629

Tax Description

1166/182 1162/40 1161/2256 1157/1767-69 1157/1150-2 1157/645-6 1155/1667 L348/P236 234 LOT 19 THE SLINGERLAND SUBD SPLIT/COMBINED ON 12/05/2018 FROM 006-560-019-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			702C
2024	1,500	0	1,500			681C
2023	1,200	0	1,200			649C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-020-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAMPPI KATHY L	WITFOTH RICHARD & MARY	2,000	03/06/2020	WD	03-ARM'S LENGTH	1171:2404	PROPERTY TRANSFER	100.0
HOSE EVA L REVOCABLE TRUST	KAMPPI KATHY L	0	09/26/2018	OTH	21-NOT USED/OTHER	1167:2077	PROPERTY TRANSFER	100.0

Property Address

HENRY ST

Owner's Name/Address

WITFOTH RICHARD & MARY
125 HENRY RD
HOUGHTON LAKE MI 48629

Tax Description

1166/182 1162/40 1161/2256 1157/1767-69 1157/1150-2 1157/645-6 1155/1667 L348/P236 234 LOT 20 THE SLINGERLAND SUBD SPLIT/COMBINED ON 12/05/2018 FROM 006-560-019-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			702C
2024	1,500	0	1,500			681C
2023	1,200	0	1,200			649C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PETERS JULIE	WITFORD RICHARD & MARY	2,700	03/22/2019	QC	21-NOT USED/OTHER	1168:2440	PROPERTY TRANSFER	100.0
HOSE EVA L	PETERS JULIE	0	05/16/2018	OTH	07-DEATH CERTIFICATE	1166:182	PROPERTY TRANSFER	100.0

Property Address

HENRY ST

Owner's Name/Address

WITFORD RICHARD & MARY
125 HENRY RD
HOUGHTON LAKE MI 48629

Tax Description

L-372 P-150 234 LOT 21 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	1,200	2,800			702C
2024	1,500	1,200	2,700			681C
2023	1,200	0	1,200			649C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Metal Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 35
Floor Area: 0
Total Base New : 4,471 E.C.F.
Total Depr Cost: 2,906 X 0.813
Estimated T.C.V: 2,363

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 360
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Carports					
	Aluminum		360	4,471	2,906
			Totals:	4,471	2,906

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 2,363

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status
125 HENRY ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 04/23/2003					
Owner's Name/Address	SA:					
WITFOTH RICHARD B 125 HENRY ST HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2469	75	12,184
D/W/P: Patio Blocks	15.61	129	50	1,007
Wood Frame	29.53	96	50	1,417
Metal Prefab	15.98	192	75	2,301
Total Estimated Land Improvements True Cash Value =				16,909

Tax Description

L-343 P-379 234 LOT 22 THE SLINGERLAND SUBD.

Comments/Influences

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	DENIED ACC
DMG	09/08/2009	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	76,700	78,300			38,952C
2024	1,500	72,000	73,500			37,781C
2023	1,200	59,200	60,400	0M		0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1120 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 24
Floor Area: 1,120
Total Base New : 211,410 E.C.F.
Total Depr Cost: 162,859 X 0.813
Estimated T.C.V: 132,404

(16) Porches/Decks

Area	Type
132	WSEP (1 Story)
252	Composite
84	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,120			
			Total:	151,958	115,488	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,531	
Water/Sewer						
1000 Gal Septic			1	4,864	3,697	
Water Well, 150 Feet			1	8,594	6,531	
Porches						
WSEP (1 Story)			132	7,441	5,655	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	22,972	*8
Deck						
Composite			252	4,985	3,789	
w/Roof (Roof portion)			84	1,574	1,196	
			Totals:	211,410	162,859	

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 132,404

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-3	Building Permit(s)	Date	Number	Status
123 HENRY ST	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 11/05/2012					
Owner's Name/Address	SA:					
WERNER RANDY E 123 HENRY ST HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	DENIED ACC
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Tax Description

(L-988P-411&L-946P-51&L-531P-63) 234
L-1047 P-796 LOT 23 THE SLINGERLAND SUBD.

Comments/Influences

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.60	128	99	3,118
Wood Frame	22.22	192	73	3,114
Total Estimated Land Improvements True Cash Value =				6,232

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	34,700	36,300			17,920C
2024	1,500	32,600	34,100			17,382C
2023	1,200	20,000	21,200			15,031C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 240 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
X	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 720
Total Base New : 100,190 E.C.F.
Total Depr Cost: 75,142 X 0.813
Estimated T.C.V: 61,090

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Electric Baseboard
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
1 Story	Siding	Slab	240		
			Total:	87,281	65,461

Other Additions/Adjustments

Water/Sewer			
1000 Gal Septic	1	4,550	3,412
Water Well, 150 Feet	1	8,359	6,269
	Totals:	100,190	75,142

Notes:

ECF (4003 OFF LAKE 3) 0.813 => TCV: 61,090

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROZELLE KATY L ESTATE	CHRISTENSEN KIMBERLY &	0	07/10/2014	OTH	21-NOT USED/OTHER	1141-1905	OTHER	100.0
CURTIS CRYSTAL	CHRISTENSEN KIMBERLY	0	07/10/2014	QC	21-NOT USED/OTHER	1141-1906	PROPERTY TRANSFER	50.0
		9,600	08/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

HENRY ST

Owner's Name/Address

CHRISTENSEN KIMBERLY
118 HENRY ROAD
HOUGHTON LAKE MI 48629

Tax Description

L-734 P-220 234 LOTS 24 TO 26 INCL THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	225.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.517 Acres		12,500	100		6,463

* denotes lines that do not contribute to the total acreage calculation.

225 Actual Front Feet, 0.52 Total Acres Total Est. Land Value = 6,463

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	80	50	231
D/W/P: 3.5 Concrete	5.78	104	50	300
D/W/P: 3.5 Concrete	5.78	216	75	936
Total Estimated Land Improvements True Cash Value =				1,467

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	3,200	7,600	10,800			3,025C
2024	3,100	7,100	10,200			2,935C
2023	2,300	5,900	8,200			2,796C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Metal Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 40
Floor Area: 0
Total Base New : 27,500 E.C.F.
Total Depr Cost: 16,500 X 0.813
Estimated T.C.V: 13,415

(16) Porches/Decks

Area	Type
216	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			720	15,257	9,154
Class: D Exterior: Pole (Unfinished)					
Base Cost			360	9,292	5,575
Deck					
w/Roof (Roof portion)			216	2,951	1,771
			Totals:	27,500	16,500

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 13,415

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-027-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMELL WILLIAM M JR	OMELL WILLIAM M JR [LE]	0	10/10/2024	QC	15-LADY BIRD	1188:2343	DEED	0.0

Property Address

115 HENRY ST

Owner's Name/Address

OMELL WILLIAM M JR [LE]
9787 JORDAN TRL
HOUGHTON LAKE MI 48629-8994

Tax Description

234 L-657 P-362 LOT 27 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	24	21	145

Total Estimated Land Improvements True Cash Value = 145

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	41,500	43,100			18,680C
2024	1,500	37,300	38,800			18,119C
2023	1,200	29,800	31,000			17,257C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 15
Floor Area:
Total Base New : 147,806 E.C.F.
Total Depr Cost: 95,160 X 0.813
Estimated T.C.V: 77,365

(16) Porches/Decks

Area	Type
112	Treated Wood
468	Treated Wood
128	Roof Cover Onl
90	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1188		
			Total:	83,239	54,105
Other Additions/Adjustments					
42" frost-free footings, foundation			142	8,375	5,444
Plumbing					
3 Fixture Bath			1	3,054	1,985
Water/Sewer					
1000 Gal Septic			1	4,864	3,162
Water Well, 150 Feet			1	8,594	5,586
Deck					
Treated Wood			112	2,794	1,816
Treated Wood			468	7,231	4,700
w/Roof (Roof portion)			128	2,282	570
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,485
Common Wall: 1/2 Wall			1	-1,106	-719
Breezeways					
Frame Wall			90	6,194	4,026
			Totals:	147,806	95,160

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 77,365

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMELL WILLIAM M JR	OMELL WILLIAM M JR [LE]	0	10/10/2024	QC	15-LADY BIRD	1188:2343	DEED	0.0

Property Address

HENRY ST

Owner's Name/Address

OMELL WILLIAM M JR [LE]
9787 JORDAN TRL
HOUGHTON LAKE MI 48629-8994

Tax Description

234 L-657 P-362 LOT 28 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	75.00	150.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.258 Acres		12,500	100		3,225

* denotes lines that do not contribute to the total acreage calculation.

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 3,225

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	1,600	0	1,600			618C
2024	1,500	0	1,500			600C
2023	1,200	0	1,200			572C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMELL MARY J	OMELL WILLIAM M JR	0	05/09/2018	OTH	21-NOT USED/OTHER	1167:2535	OTHER	0.0
OMELL WILLIAM M SR	OMELL WILLIAM M SR [LE]	0	07/29/2015	QC	18-LIFE ESTATE	1152-175	PROPERTY TRANSFER	0.0
OMELL SHERYL E		0	01/27/2015	OTH	07-DEATH CERTIFICATE	1163:0225	OTHER	0.0

Property Address

MICHELSON RD

Owner's Name/Address

OMELL WILLIAM M SR [LE]
1627 MICHELSON RD
HOUGHTON LAKE MI 48629

Tax Description

L-663 P-107 234 LOTS 29 & 30 THE SLINGERLAND SUBD.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
DMG	09/08/2009	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.344 Acres		12,500	100		4,300

* denotes lines that do not contribute to the total acreage calculation.

150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 4,300

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,200	0	2,200			867C
2024	2,100	0	2,100			841C
2023	1,500	0	1,500			801C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-031-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMELL WILLIAM M JR	OMELL WILLIAM M JR [LE]	0	10/10/2024	QC	15-LADY BIRD	1188:2343	DEED	0.0

Property Address

HENRY ST

Owner's Name/Address

OMELL WILLIAM M JR [LE]
9787 JORDAN TRL
HOUGHTON LAKE MI 48629-8994

Tax Description

L-710 P-28 234 LOTS 31 & 32 THE SLINGERLAND SUBD

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
X	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.344 Acres		12,500	100		4,300

* denotes lines that do not contribute to the total acreage calculation.

150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 4,300

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,200	0	2,200			867C
2024	2,100	0	2,100			841C
2023	1,500	0	1,500			801C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-560-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MILLER WESLEY & MICHELLE	CURTIS MATTHEW & STACEY	79,900	08/31/2021	WD	03-ARM'S LENGTH	1178:302	PROPERTY TRANSFER	100.0
HUD	MILLER WESLEY & MICHELLE	25,000	08/03/2015	OTH	12-FROM LENDING INSTITUTI	1152-320	PROPERTY TRANSFER	100.0
WELLS FARGO BANK NA	HUD	0	01/29/2014	WD	17-LENDING TO LENDING	1148-337	PROPERTY TRANSFER	0.0

Property Address

101 HENRY ST

Owner's Name/Address

CURTIS MATTHEW & STACEY
101 HENRY RD
HOUGHTON LAKE MI 48629

Tax Description

L-1023 P-2366 (L-988P-891&L-964 P-598)
234 101 HENRYLOTS 33 & 34 THE SLINGERLAND SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-3

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/31/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	07/22/2024	LU24-4686	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
QT	04/06/2023	INSPECTED
MH	07/08/2019	INSPECTED

Land Value Estimates for Land Table 4003.4003 OFF LAKE 3

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE G3	150.00	100.00	1.0000	0.0000	200	100*		0
RESIDENTIAL ACREAGE			0.344 Acres		12,500	100		4,300

* denotes lines that do not contribute to the total acreage calculation.
150 Actual Front Feet, 0.34 Total Acres Total Est. Land Value = 4,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	22.22	192	98	4,181
Total Estimated Land Improvements True Cash Value =				4,181

Work Description for Permit LU24-4686, Issued 07/22/2024: 16X12 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	2,200	46,200	48,400			35,972C
2024	2,100	40,300	42,400			32,854C
2023	1,500	35,200	36,700			31,290C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 11
Floor Area:
Total Base New : 138,088 E.C.F.
Total Depr Cost: 102,186 X 0.813
Estimated T.C.V: 83,077

(16) Porches/Decks

Area	Type
16	Treated Wood
128	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1188		
			Total:	106,097	78,512
Other Additions/Adjustments					
42" frost-free footings, foundation			142	9,158	6,777
Plumbing					
3 Fixture Bath			1	3,921	2,902
Water/Sewer					
1000 Gal Septic			1	5,636	4,171
Water Well, 150 Feet			1	9,232	6,832
Deck					
Treated Wood			128	3,272	2,421
Treated Wood			16	772	571
			Totals:	138,088	102,186

Notes:
ECF (4003 OFF LAKE 3) 0.813 => TCV: 83,077

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LILLIE JOHN C & JOAN C TRU	LILLIE JOAN C [LE]	0	10/19/2023	WD	15-LADY BIRD	1185:2055	DEED	0.0
SIMONS MICHAEL B & BARBARA	LILLIE JOHN C & JOAN C	75,000	02/22/1991	WD	20-MULTI PARCEL SALE REF	0632:119	DEED	0.0

Property Address

102 BAY VIEW

Owner's Name/Address

LILLIE JOHN C & JOAN C
102 BAY VIEW
HOUGHTON LAKE MI 48629

Tax Description

L-632 P-119 234 102 BAYVIEW 48629 LOTS 1 TO 4 INCL SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 01/01/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	07/13/2012	125	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	08/10/2011	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	96.00	150.00	1.0000	1.0000	3400	100		326,400
96 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	326,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	467	50	1,536
Wood Frame	32.30	80	50	1,292
Total Estimated Land Improvements True Cash Value =				2,828

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	163,200	120,700	283,900			68,942C
2024	153,600	115,000	268,600			66,870C
2023	134,400	92,700	227,100			63,686C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 704 S.F.
Slab: 520 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 2,096
Total Base New : 278,171 E.C.F.
Total Depr Cost: 180,811 X 1.283
Estimated T.C.V: 231,981

(16) Porches/Decks

Area	Type
40	WCP (1 Story)
338	Treated Wood
100	Wood Balcony
160	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1224 SF Floor Area = 2096 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	704		
2 Story	Siding	Slab	520		
			Total:	232,357	151,031

Other Additions/Adjustments			
Exterior			
Brick Veneer	210	3,610	2,346
Plumbing			
3 Fixture Bath	1	4,646	3,020
Porches			
WCP (1 Story)	40	2,720	1,768
Deck			
Treated Wood	338	5,844	3,799
Balcony			
Wood Balcony, Roof	100	5,741	3,732
Wood Balcony	160	6,518	4,237
Water/Sewer			
Public Sewer	1	1,494	971
Water Well, 150 Feet	1	8,594	5,586
Fireplaces			
Interior 2 Story	1	6,647	4,321
	Totals:	278,171	180,811

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 231,981

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LILLIE JOHN C & JOAN C TRU	LILLIE JOAN C [LE]	0	10/19/2023	WD	15-LADY BIRD	1185:2055	DEED	0.0
SIMONS MICHAEL B & BARBARA	LILLIE JOHN C & JOAN C	75,000	02/22/1991	WD	20-MULTI PARCEL SALE REF	0632:119	DEED	0.0

Property Address

12077 E HOUGHTON LAKE DR

Owner's Name/Address

LILLIE JOHN C & JOAN C
102 BAY VIEW
HOUGHTON LAKE MI 48629

Tax Description

L-632 P-119 234 102 BAYVIEW 48629 LOT 5 SUMMER HOMES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	01/06/2025	INSPECTED
QT	06/03/2022	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	97.00	100.00	1.0000	0.8165	675	100		53,460
97 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	53,460

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	21	50	60
Total Estimated Land Improvements True Cash Value =				60

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	26,700	33,800	60,500			28,394C
2024	19,800	42,100	61,900			28,998C
2023	15,800	36,900	52,700			27,618C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 690 S.F.
Slab: 536 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 51
Floor Area: 1,226
Total Base New : 159,918 E.C.F.
Total Depr Cost: 78,359 X 0.833
Estimated T.C.V: 65,273

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 812
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1226 SF Floor Area = 1226 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	536		
1 Story	Siding	Crawl Space	690		
			Total:	126,912	62,186

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,245	1,590
Garages			
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	812	22,306	10,930
Common Wall: 1 Wall	1	-1,844	-904
Water/Sewer			
Public Sewer	1	1,175	576
Water Well, 150 Feet	1	8,124	3,981
Totals:		159,918	78,359

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 65,273

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BUSH GREGORY A & JOAN G	BUSH GREGORY A & JOAN G [I	0	05/25/2021	QC	18-LIFE ESTATE	1177:0211	PROPERTY TRANSFER	0.0
		84,000	06/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12085 E HOUGHTON LAKE DR

Owner's Name/Address

BUSH GREGORY A & JOAN G [LE]
12085 E HOUGHTON LK DR
HOUGHTON LAKE MI 48629

Tax Description

L-695 P-589 234 12085 E HTN LK DR 48629
LOT 6 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 05/08/1995
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	08/04/2011	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	974	75	4,807
Total Estimated Land Improvements True Cash Value =				4,807

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	203,300	288,300			136,878C
2024	80,000	194,400	274,400			132,763C
2023	70,000	157,300	227,300			126,441C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1488 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +5
Effec. Age: 18
Floor Area: 2,304
Total Base New : 376,453 E.C.F.
Total Depr Cost: 306,578 X 1.283
Estimated T.C.V: 393,340

(16) Porches/Decks

Area	Type
468	Treated Wood
192	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1488 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	816			
1 Story	Siding	Crawl Space	672			
			Total:	283,008	232,075	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,810	
Deck						
Treated Wood			468	7,231	5,929	
Balcony						
Wood Balcony, Roof			192	11,023	9,039	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	23,575	17,210	*7
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	22,425	
Water/Sewer						
Public Sewer			1	1,494	1,225	
Water Well, 150 Feet			1	8,594	7,047	
Fireplaces						
Exterior 1 Story			1	6,513	5,341	
Direct-Vented Gas			1	3,021	2,477	
			Totals:	376,453	306,578	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 393,340

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TOAZ SUZANNE M	TOAZ SUZANNE M & TOAZ BRAI	0	12/09/2014	QC	21-NOT USED/OTHER	1146-363	PROPERTY TRANSFER	0.0
TOAZ RICHARD K TRUST	TOAZ SUZANNE M	0	12/09/2014	QC	21-NOT USED/OTHER	1146-361	PROPERTY TRANSFER	100.0

Property Address

12103 E HOUGHTON LAKE DR

Owner's Name/Address

TOAZ SUZANNE M & TOAZ BRADLEY K
PO BOX 429
HIGGINS LAKE MI 48627

Tax Description

L-785 P-632 234 LOT 7 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/09/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	52.00	150.00	1.0000	1.0000	3400	100		176,800
52 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	176,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1775	90	4,617
Total Estimated Land Improvements True Cash Value =				4,617

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	88,400	67,700	156,100			92,325C
2024	83,200	64,700	147,900			89,549C
2023	72,800	52,100	124,900			85,285C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 1,008
Total Base New : 157,370 E.C.F.
Total Depr Cost: 99,142 X 1.283
Estimated T.C.V: 127,199

(16) Porches/Decks

Area	Type
192	WCP (1 Story)
21	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	118,749	74,812
Other Additions/Adjustments					
Porches					
WCP (1 Story)			192	7,023	4,424
CCP (1 Story)			21	990	624
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,923	13,181
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	157,370	99,142

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 127,199

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNER JAMES C & FRANCES M	PINK GERALD T	196,000	06/20/2014	WD	03-ARM'S LENGTH	1141-861	OTHER	100.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12105 E HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
PINK GERALD T 15461 GAYLORD REDFORD MI 48239	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	55.00	150.00	1.0000	1.0000	3400	100		187,000
55 Actual Front Feet, 0.19 Total Acres							Total Est. Land Value =	187,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	210	75	970
Total Estimated Land Improvements True Cash Value =				970

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	93,500	82,400	175,900			103,729C
2024	88,000	78,500	166,500			100,611C
2023	77,000	63,000	140,000			95,820C

Tax Description

L-956 P-2278 (L-354 P-323) 234 12105 E HOUGHTON LK DR LOT 8 SUMMER HOMES.

Comments/Influences

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 928 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 1,160
Total Base New : 177,400 E.C.F.
Total Depr Cost: 124,180 X 1.283
Estimated T.C.V: 159,323

(16) Porches/Decks

Area	Type
260	Treated Wood
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 928 SF Floor Area = 1160 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	928		
			Total:	131,610	92,128
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,702
Deck					
Treated Wood			260	4,810	3,367
Treated Wood			18	805	563
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			624	20,923	14,646
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Exterior 1 Story			1	5,707	3,995
			Totals:	177,400	124,180

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 159,323

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HATHERHILL RAYMOND F	HATHERILL, EDWARD & SUSAN	1	05/10/2007	WD	09-FAMILY	1059/955	OTHER	100.0

Property Address

112115 E HOUGHTON LAKE DR

Owner's Name/Address

HATHERILL EDWARD R & SUSAN
401 OBERT ST
DURAND MI 48429

Tax Description

234 L-1006 P-2404 LOT 9 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	07/08/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	52.00	150.00	1.0000	1.0000	3400	100		176,800
52 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	176,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	325	50	1,001
D/W/P: Asphalt Paving	2.89	88	50	127
Total Estimated Land Improvements True Cash Value =				1,128

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	88,400	65,000	153,400			93,414C
2024	83,200	62,100	145,300			90,606C
2023	72,800	49,600	122,400			86,292C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 868 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 868
Total Base New : 138,168 E.C.F.
Total Depr Cost: 97,601 X 1.283
Estimated T.C.V: 125,222

(16) Porches/Decks

Area	Type
414	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 868 SF Floor Area = 868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	868			
			Total:	101,105	70,774	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	18,628	13,040	
Water/Sewer						
Public Sewer			1	1,326	928	
Water Well, 150 Feet			1	8,359	5,851	
Fireplaces						
Exterior 1 Story			1	5,707	3,995	
Porches						
4in Concrete			414	3,043	3,013	*9
			Totals:	138,168	97,601	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 125,222

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TYER CRAIG W & SUSAN K	TYER CRAIG W & SUSAN K [LE	0	11/30/2023	QC	15-LADY BIRD	1185:2496	PROPERTY TRANSFER	0.0

Property Address

12121 E HOUGHTON LAKE DR

Owner's Name/Address

TYER CRAIG W & SUSAN K [LE]
12121 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-624 P-275 234 12121 E HTN LK DR 48629
LOT 10 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 12/26/2002
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1292	75	6,376
Total Estimated Land Improvements True Cash Value =				6,376

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	230,700	315,700			155,960C
2024	80,000	220,700	300,700			151,271C
2023	70,000	178,600	248,600			144,068C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1382 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 15
Floor Area: 2,469
Total Base New : 407,517 E.C.F.
Total Depr Cost: 346,390 X 1.283
Estimated T.C.V: 444,418

(16) Porches/Decks

Area	Type
186	CCP (1 Story)
531	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 792
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1382 SF Floor Area = 2469 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,382		
0.5 Story	Siding	Overhang	792		
			Total:	327,546	278,415

Other Additions/Adjustments

Exterior			
Brick Veneer	226	4,631	3,936
Plumbing			
3 Fixture Bath	1	6,832	5,807
Porches			
CCP (1 Story)	186	6,387	5,429
Deck			
Treated Wood	531	8,326	7,077
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	792	36,773	31,257
Common Wall: 1 Wall	1	-2,651	-2,253
Water/Sewer			
Public Sewer	1	1,914	1,627
Water Well, 150 Feet	1	9,232	7,847
Fireplaces			
Exterior 1 Story	1	8,527	7,248
	Totals:	407,517	346,390

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 444,418

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARBA THOMAS M & MARTINSKI	VINEYARD DOUGLAS G & KIMBE	300,000	10/05/2017	WD	03-ARM'S LENGTH	1163:2225	PROPERTY TRANSFER	100.0
MARTINSKI MARIE IRENE	BARBA THOMAS M & MARTINSKI	0	01/13/2014	QC	21-NOT USED/OTHER	1136/2168	OTHER	50.0
WHEATON ROLLAND Z	MARTINSKI MARIE IRENE	260,000	11/15/2013	WD	03-ARM'S LENGTH	1134/1839	OTHER	100.0

Property Address

12133 E HOUGHTON LAKE DR

Owner's Name/Address

VINEYARD DOUGLAS G & KIMBERLY C
4265 HOWLAND RD
ALMONT MI 48003

Tax Description

L-1052 P-1021 (L-562 P-603) 234 LOT 11 SUMMER HOMES. 12133 E HTN LK DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	10/30/2007	PB07-0365	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	276	86	1,562
D/W/P: 3.5 Concrete	6.58	12	86	68
D/W/P: 3.5 Concrete	6.58	944	71	4,411
Total Estimated Land Improvements True Cash Value =				6,041

Work Description for Permit PB07-0365, Issued 10/30/2007: GARAGE PLUS BREEZEWAY

Who	When	What
MH	11/14/2017	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	144,900	229,900			141,873C
2024	80,000	138,600	218,600			137,608C
2023	70,000	111,900	181,900			131,056C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2007	0

Condition: Good

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
X Vinyl Sash
X Double Hung
X Horiz. Slide
Casement
Double Glass
X Patio Doors
Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1040 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 1,560
Total Base New : 248,997 E.C.F.
Total Depr Cost: 215,712 X 1.283
Estimated T.C.V: 276,758

(16) Porches/Decks

Area	Type
260	CPP
176	Brzwy, FW

(17) Garage

Year Built: 2007
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 728
% Good: 86
Storage Area: 364
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 2007
(11) Heating System: Forced Heat & Cool
Ground Area = 1040 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,040			
			Total:	186,432	160,331	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,996	
Porches						
CPP			260	4,350	3,741	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			728	26,368	22,676	
Storage Over Garage			364	5,001	4,301	
Water/Sewer						
Public Sewer			1	1,494	1,285	
Water Well, 150 Feet			1	8,594	7,391	
Breezeways						
Frame Wall			176	12,112	11,991	*9
			Totals:	248,997	215,712	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 276,758

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		252,000	08/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12143 E HOUGHTON LAKE DR

Owner's Name/Address

WHEATON KEITH B & SANDRA H
2024 ARLINGTON RD
LEBANON TN 37087

Tax Description

L-1047 P-2114 (L-1032P-1201&L-425P-516)
234 LOT 12 SUMMER HOMES. 12143 E HOUHTON LK DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	568	50	1,749
D/W/P: Asphalt Paving	2.89	1724	50	2,491
Wood Frame	24.89	120	75	2,240
Wood Frame	34.90	32	50	558
Total Estimated Land Improvements True Cash Value =				7,038

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	62,600	147,600			89,174C
2024	80,000	60,000	140,000			86,493C
2023	70,000	48,200	118,200			82,375C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 720
Total Base New : 127,701 E.C.F.
Total Depr Cost: 89,389 X 1.283
Estimated T.C.V: 114,686

(16) Porches/Decks

Area	Type
105	CGEP (1 Story)
25	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
			Total:	88,558	61,990
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			105	7,025	4,917
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			432	16,209	11,346
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Exterior 1 Story			1	5,707	3,995
Deck					
w/Roof (Roof portion)			25	517	362
			Totals:	127,701	89,389

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 114,686

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUBLE FAMILY TRUST NO 1	FOCUS INTEGRATION INC	315,000	10/11/2019	WD	03-ARM'S LENGTH	1170:2086	PROPERTY TRANSFER	100.0
RUBLE RICHARD A & KIM	RUBLE FAMILY TRUST NO 1	0	02/15/2018	QC	21-NOT USED/OTHER	1164:2544	PROPERTY TRANSFER	0.0
		275,000	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12151 E HOUGHTON LAKE DR

Owner's Name/Address

FOCUS INTEGRATION INC
6061 COMMERCE DR
WESTLAND MI 48185-7614

Tax Description

L-1013 P-2082 (L-950P-914&L-490 P-343) 234 12151 E HOUGHTON LK DRLOT 13 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ROOF	09/28/2018	PB18-0301	COMPLETE
ADDITION	09/11/2015	PB15-0243	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
X	Electric
X	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	08/07/2017	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	05/15/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1782	46	2,541
D/W/P: 3.5 Concrete	6.58	24	71	112
Total Estimated Land Improvements True Cash Value =				2,653

Work Description for Permit PB18-0301, Issued 09/28/2018: REROOF
Work Description for Permit PB15-0243, Issued 09/11/2015: 20*22 ADDITION & 4*20 REROOF PORCH

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	121,700	206,700			142,158C
2024	80,000	116,200	196,200			137,884C
2023	70,000	93,700	163,700			131,319C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1496 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 29
Floor Area: 1,496
Total Base New : 237,942 E.C.F.
Total Depr Cost: 182,791 X 1.283
Estimated T.C.V: 234,521

(16) Porches/Decks

Area	Type
16	CPP
88	CCP (1 Story)
218	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1496 SF Floor Area = 1496 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,056			
1 Story	Siding	Slab	440			*9
			Total:	184,448	142,515	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,299	
Porches						
CCP (1 Story)			88	2,510	2,334	*9
CPP			16	447	317	
Deck						
Treated Wood			218	4,386	3,114	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	19,425	*7
Water/Sewer						
Public Sewer			1	1,494	1,061	
Water Well, 150 Feet			1	8,594	6,102	
Fireplaces						
Exterior 1 Story			1	6,513	4,624	
			Totals:	237,942	182,791	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 234,521

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VINCENS ADAM & MAGDA	VINCENS FAMILY TRUST	0	03/10/2021	QC	14-INTO/OUT OF TRUST	1175:2265	DEED	0.0
ETTINGER IVAN P & DORIS E	VINCENS ADAM & MAGDA	306,000	10/01/2020	WD	03-ARM'S LENGTH	1174:0369	PROPERTY TRANSFER	100.0

Property Address

12167 E HOUGHTON LAKE DR

Owner's Name/Address

VINCENS FAMILY TRUST
1221 PALMER ST
PLYMOUTH MI 48170

Tax Description

L-634 P-538 234 LOT 14 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	08/09/2021	PB21-0269	COMPLETE
DEMO	10/30/2009	330	COMPLETE
NEW RESIDENCE	10/30/2009	329	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	11/09/2021	INSPECTED
DMG	05/15/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1080	98	6,964
D/W/P: 3.5 Concrete	6.58	292	98	1,883
Total Estimated Land Improvements True Cash Value =				8,847

Work Description for Permit PB21-0269, Issued 08/09/2021: 320 SQUARE FEET LIVING; 1102 SQUARE FEET GARAGE STORAGE = 1422 TOTAL SQUARE FEET HOUSE ADDITION; GARAGE. LAKE TOWNSHIP LAND USE DATED 8/6/21 #004431. ROSCOMMON SOIL EROSION PERMIT DATED 7/29/21 #4030.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	232,500	317,500			225,111C
2024	80,000	222,700	302,700			218,343C
2023	70,000	180,400	250,400			207,946C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2096 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 13
Floor Area: 3,008
Total Base New : 389,992 E.C.F.
Total Depr Cost: 348,539 X 1.283
Estimated T.C.V: 447,176

(16) Porches/Decks

Area	Type
32	Composite
292	Roof Cover Onl

(17) Garage

Year Built: 2022
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 816
% Good: 98
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2096 SF Floor Area = 3008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=87/100/100/100/87
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,728			
1 Story	Siding	Crawl Space	272			*9
2 Story	Siding	Crawl Space	96			*9
1 Story	Siding	Overhang	816			
			Total:	342,983	304,232	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	4,042	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			816	28,544	27,973	*9
Common Wall: 1 Wall			1	-2,219	-2,175	
Water/Sewer						
Public Sewer			1	1,494	1,300	
Water Well, 150 Feet			1	8,594	7,477	
Deck						
Composite			32	1,409	1,240	*8
w/Roof (Roof portion)			292	4,541	4,450	
			Totals:	389,992	348,539	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 447,176

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VINCENS ADAM & MAGDA	VINCENS FAMILY TRUST	0	03/10/2021	QC	14-INTO/OUT OF TRUST	1175:2265	DEED	0.0
ETTINGER IVAN P & DORIS E	VINCENS ADAM & MAGDA	195,000	08/27/2020	WD	03-ARM'S LENGTH	1173:1826	PROPERTY TRANSFER	100.0

Property Address

12175 E HOUGHTON LAKE DR

Owner's Name/Address

VINCENS FAMILY TRUST
1221 PALMER ST
PLYMOUTH MI 48170

Tax Description

L-655 P-317 234 LOT 15 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
MH	11/13/2017	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	128	46	340
D/W/P: 3.5 Concrete	5.78	440	71	1,806
D/W/P: 3.5 Concrete	5.78	220	71	903
Total Estimated Land Improvements True Cash Value =				3,049

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	42,100	127,100			92,054C
2024	80,000	40,200	120,200			89,287C
2023	70,000	32,100	102,100			85,036C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 624 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 624
Total Base New : 103,961 E.C.F.
Total Depr Cost: 61,235 X 1.283
Estimated T.C.V: 78,565

(16) Porches/Decks

Area	Type
128	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 374
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 220
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 624 SF Floor Area = 624 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	624			
			Total:	71,757	41,619	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			128	7,218	5,125	*7
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			374	12,675	7,351	
Water/Sewer						
Public Sewer			1	1,175	681	
Water Well, 150 Feet			1	8,124	4,712	
Carports						
Comp.Shingle			220	3,012	1,747	
			Totals:	103,961	61,235	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 78,565

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCDONALD ROBERT D & MICHEL	SANS MARGARET M	395,000	09/27/2019	WD	03-ARM'S LENGTH	1170:1678	PROPERTY TRANSFER	100.0
MCDONALD ROBERT D	MCDONALD ROBERT D & MICHEI	0	11/23/2016	QC	21-NOT USED/OTHER	1160-2113	PROPERTY TRANSFER	0.0
MCINTOSH DONALD J & CONSTA	MCDONALD ROBERT D	337,200	11/22/2016	WD	03-ARM'S LENGTH	1160/2146	AGENT	100.0

Property Address

12181 E HOUGHTON LAKE DR

Owner's Name/Address

SANS MARGARET M
76 N MAIN ST
CLARKSTON MI 48346

Tax Description

L-337 P-620 234 12181 N SHORE DRIVE
48629LOT 16 SUMMER HOMES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/26/2023	PB23-0289	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1859	75	9,174
Total Estimated Land Improvements True Cash Value =				9,174

Work Description for Permit PB23-0289, Issued 07/26/2023: REROOF HOUSE & DETACHED GARAGE *MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLIN NEW SHINGLES, OR PROJECT WILL NOT BE APPROVED FAX: 989-422-7241 OR hlbuildingagency@gmail.com

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	243,400	328,400			220,264C
2024	80,000	232,300	312,300			213,642C
2023	70,000	188,400	258,400			203,469C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2043 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 28
Floor Area: 2,730
Total Base New : 504,573 E.C.F.
Total Depr Cost: 363,293 X 1.283
Estimated T.C.V: 466,105

(16) Porches/Decks

Area	Type
56	WCP (1 Story)
528	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 912
% Good: 0
Storage Area: 456
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2043 SF Floor Area = 2730 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,317		
1+ Story	Siding	Crawl Space	726		
2 Story	Siding	Overhang	7		
2 Story	Siding	Overhang	7		
		Total:		391,108	281,599

Other Additions/Adjustments

Exterior			
Stone Veneer	210	9,794	7,052
Plumbing			
3 Fixture Bath	2	13,663	9,837
Porches			
WCP (1 Story)	56	4,251	3,061
Deck			
Treated Wood	528	8,295	5,972
Garages			
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)			
Base Cost	912	49,595	35,708
Storage Over Garage	456	8,194	5,900
Water/Sewer			
Public Sewer	1	1,914	1,378
Water Well, 150 Feet	1	9,232	6,647
Fireplaces			
Exterior 1 Story	1	8,527	6,139
	Totals:	504,573	363,293

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROULS DAVID M	ROULS DAVID	0	03/10/2010	QC	21-NOT USED/OTHER	1101/877	OTHER	0.0
		259,000	06/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12187 E HOUGHTON LAKE DR

Owner's Name/Address

ROULS DAVID M
3800 DELANO RD
OXFORD MI 48371

Tax Description

L-983 P-1654 (L-850P-337&L-670 P-702) 234 LOT 17 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1458	50	2,107
D/W/P: 3.5 Concrete	6.16	152	75	702
Total Estimated Land Improvements True Cash Value =				2,809

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	66,600	151,600			93,018C
2024	80,000	63,600	143,600			90,222C
2023	70,000	51,000	121,000			85,926C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1024 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 1,024
Total Base New : 151,939 E.C.F.
Total Depr Cost: 98,761 X 1.283
Estimated T.C.V: 126,710

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1024 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,024		
			Total:	116,631	75,811

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	624	20,923	13,600
Water/Sewer			
Public Sewer	1	1,326	862
Water Well, 150 Feet	1	8,359	5,433
Fireplaces			
Interior 1 Story	1	4,700	3,055
	Totals:	151,939	98,761

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 126,710

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SHIMIZU VINCENT B & CYNTHI	SHIMIZU VINCENT B & CYNTHI	0	09/18/2024	QC	15-LADY BIRD	1188:798	PROPERTY TRANSFER	0.0
		95,000	05/01/1994	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12207 E HOUGHTON LAKE DR

Owner's Name/Address

SHIMIZU VINCENT B & CYNTHIA M [LE]
14727 PARIS
ALLEN PARK MI 48101

Tax Description

L-671 P-371 234 12207 N SHORE DR 48629
LOT 18 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	09/12/2014	14211	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	50	49
D/W/P: Asphalt Paving	2.89	1416	50	2,046
Total Estimated Land Improvements True Cash Value =				2,095

Work Description for Permit 14211, Issued 09/12/2014: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	62,100	147,100			86,003C
2024	80,000	57,000	137,000			83,418C
2023	70,000	45,000	115,000			79,446C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 27
Floor Area: 720
Total Base New : 126,722 E.C.F.
Total Depr Cost: 92,507 X 1.283
Estimated T.C.V: 118,686

(16) Porches/Decks

Area	Type
144	CCP (1 Story)
70	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 308
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	720		
			Total:	88,558	64,648
Other Additions/Adjustments					
Porches					
CCP (1 Story)			144	3,591	2,621
CCP (1 Story)			70	1,876	1,369
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			352	14,179	10,351
Water/Sewer					
Public Sewer			1	1,326	968
Water Well, 150 Feet			1	8,359	6,102
Fireplaces					
Interior 1 Story			1	4,700	3,431
Carports					
Aluminum			308	4,133	3,017
			Totals:	126,722	92,507

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 118,686

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-019-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLOYD KEITH L & RHONDA G	FLOYD KEITH L & RHONDA G T	0	05/10/2022	QC	14-INTO/OUT OF TRUST	1181:423	PROPERTY TRANSFER	0.0
FLOYD NATHAN K	FLOYD NATHAN K &	0	09/23/2016	QC	21-NOT USED/OTHER	2016-8097	PROPERTY TRANSFER	50.0
FANNIE MAE	FLOYD, NATHAN	140,000	01/17/2011	OTH	10-FORECLOSURE	1100/1355	OTHER	100.0
FOX GERALD R & KIMBERLY S	FANNIE MAE	0	09/16/2010	QC	21-NOT USED/OTHER	1097/795 1097/	OTHER	100.0

Property Address

12221 E HOUGHTON LAKE DR

Owner's Name/Address

FLOYD NATHAN K &
FLOYD KEITH L & RHONDA G TRUST
1915 WILDERNESS DR
DEWITT MI 48820

Tax Description

L-1010 P-966 (L-916P-190&L-367 P-154) 234 LOT 19 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	1131	50	1,753
D/W/P: 3.5 Concrete	6.58	307	75	1,515
Total Estimated Land Improvements True Cash Value =				3,268

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	88,600	173,600			100,716C
2024	80,000	84,800	164,800			97,688C
2023	70,000	68,100	138,100			93,037C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1959	1966

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 981 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 981
Total Base New : 186,278 E.C.F.
Total Depr Cost: 131,758 X 1.283
Estimated T.C.V: 169,046

(16) Porches/Decks

Area	Type
120	CGEP (1 Story)
50	CPP
400	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1959
(11) Heating System: Forced Air w/ Ducts
Ground Area = 981 SF Floor Area = 981 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	981			
			Total:	127,246	89,073	
Other Additions/Adjustments						
Exterior						
Stone Veneer			51	1,936	1,355	
Porches						
CGEP (1 Story)			120	8,749	6,124	
CPP			50	1,205	843	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	17,433	
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 150 Feet			1	8,594	6,016	
Fireplaces						
Interior 1 Story			1	5,338	3,737	
Deck						
Composite			400	6,812	6,131	*9
			Totals:	186,278	131,758	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 169,046

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CHAPMAN THOMAS S & LULA	CHAPMAN FAMILY LIVING TRUS	0	06/13/2024	QC	14-INTO/OUT OF TRUST	1187:1300	PROPERTY TRANSFER	0.0
PHILLIPS DEBRA	CHAPMAN THOMAS S & LULA	178,000	05/28/2019	WD	03-ARM'S LENGTH	1169:1223	PROPERTY TRANSFER	100.0
FREED CHARLES E & ERIC C &	PHILLIPS DEBRA	162,500	06/09/2017	LC	03-ARM'S LENGTH	1162:1845	PROPERTY TRANSFER	100.0
FREED CHARLES E & FREED ER	PHILLIPS DEBRA	162,500	06/09/2017	WD	16-LC PAYOFF	1166:958	PROPERTY TRANSFER	0.0

Property Address

12223 E HOUGHTON LAKE DR

Owner's Name/Address

CHAPMAN FAMILY LIVING TRUST
899 DAKOTA DR
ROCHESTER HILLS MI 48307

Tax Description

234 LOT 20 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/11/2021	PB21-0360	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/13/2023	INSPECTED
QT	11/03/2022	INSPECTED
QT	11/09/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	690	73	1,561
D/W/P: 3.5 Concrete	6.58	1033	73	4,962
D/W/P: 3.5 Concrete	6.58	80	95	500
Total Estimated Land Improvements True Cash Value =				7,023

Work Description for Permit PB21-0360, Issued 10/11/2021: 14 x 20 = 280 SQ FT PAVILLION & 576 SQ FT DECK = 856 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT #4449; ROSCOMMON COUNTY SOIL EROSION PERMIT #4024

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	82,200	167,200			109,112C
2024	80,000	78,800	158,800			105,832C
2023	70,000	52,000	122,000			100,793C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 960 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 960
Total Base New : 155,655 E.C.F.
Total Depr Cost: 119,490 X 1.283
Estimated T.C.V: 153,306

(16) Porches/Decks

Area	Type
75	CCP (1 Story)
144	CGEP (1 Story)
729	CPP
352	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 220
Roof: Comp.Shingle

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	960			
			Total:	113,481	85,110	
Other Additions/Adjustments						
Porches						
CCP (1 Story)			75	1,997	1,498	
CGEP (1 Story)			144	8,749	6,562	
CPP			729	8,857	8,414	*9
Water/Sewer						
Public Sewer			1	1,326	994	
Water Well, 150 Feet			1	8,359	6,269	
Fireplaces						
Interior 1 Story			1	4,700	3,525	
Deck						
w/Roof (Roof portion)			352	4,893	4,648	
Carports						
Comp.Shingle			220	3,293	2,470	
			Totals:	155,655	119,490	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 153,306

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VOISINET JAMES E & KATHLEE	ZOLMAN GERALD J & DEBORAH	740,000	11/19/2024	WD	03-ARM'S LENGTH	1188:2024	PROPERTY TRANSFER	100.0
VOISINET KATHLEEN R & JAME	VOISINET JAMES E & KATHLEE	0	01/24/2024	WD	15-LADY BIRD	1186:1006	PROPERTY TRANSFER	0.0
VOISINET JAMES E	VOISNET KATHLEEN R & JAMES	0	09/22/2022	QC	09-FAMILY	1182:1143	DEED	0.0
ROSE CHARLES L & GERALDINE	VOISINET JAMES E	699,900	09/06/2022	WD	03-ARM'S LENGTH	1182:705	PROPERTY TRANSFER	100.0

Property Address

12225 E HOUGHTON LAKE DR

Owner's Name/Address

ZOLMAN GERALD J & DEBORAH
12225 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-680 P-325 LOTS 21 & 22 12225 E HGTN LK DR SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 11/19/2024

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/18/2024	INSPECTED
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	3245	75	7,545
D/W/P: Brick on Sand	18.02	293	75	3,960
Total Estimated Land Improvements True Cash Value =				11,505

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	213,900	383,900			383,900S
2024	160,000	250,100	410,100			385,875C
2023	140,000	227,500	367,500			367,500S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1958	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 2684 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 24
Floor Area: 2,684
Total Base New : 417,845 E.C.F.
Total Depr Cost: 317,603 X 1.283
Estimated T.C.V: 407,485

(16) Porches/Decks

Area	Type
105	CCP (1 Story)
861	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 10 Blt 1958
(11) Heating System: Forced Heat & Cool
Ground Area = 2684 SF Floor Area = 2684 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	2,684		
			Total:	347,144	263,871
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,531
Porches					
CCP (1 Story)			105	2,937	2,232
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			864	36,850	28,006
Common Wall: 1 Wall			1	-2,219	-1,686
Water/Sewer					
Public Sewer			1	1,494	1,135
Water Well, 150 Feet			1	8,594	6,531
Fireplaces					
Interior 1 Story			1	5,338	4,057
Deck					
Composite			861	13,061	9,926
			Totals:	417,845	317,603

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 407,485

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLAZO KEVIN J & JEANNE M	WILK MICHAEL & JENNA	218,500	03/09/2017	WD	03-ARM'S LENGTH	1161:2096	PROPERTY TRANSFER	100.0
		275,000	06/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12243 E HOUGHTON LAKE DR

Owner's Name/Address

WILK MICHAEL & JENNA
8116 HEATHER TREE LANE
BRIGHTON MI 48816

Tax Description

L-1008 P-2608 (L-897 P-656) 234 LOT 23 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/17/2021	PB21-0151	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	08/20/2021	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	112	74	545
D/W/P: Asphalt Paving	3.10	912	74	2,092
Total Estimated Land Improvements True Cash Value =				2,637

Work Description for Permit PB21-0151, Issued 05/17/2021: RESIDENTIAL EXTERIOR RESIDENTIAL DECK 12 X 32 = 384 SQUARE FEET. LAKE TOWNSHIP LAND USE PERMIT #004403 DATED 5/3/21. ROSCOMMON SOIL EROSION PERMIT DATED 12/2/20.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	119,200	204,200			120,522C
2024	80,000	113,800	193,800			116,899C
2023	70,000	91,600	161,600			111,333C

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*** Information herein deemed reliable but not guaranteed***

Building Type
- X Single Family
- Mobile Home
- Town Home
- Duplex
- A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List
- Basement
- 1st Floor
- 2nd Floor
- Bedrooms

(1) Exterior
- Wood/Shingle
- X Aluminum/Vinyl
- Brick
- X Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

- Wood Sash
- Metal Sash
- X Vinyl Sash
- X Double Hung
- Horiz. Slide
- Casement
- X Double Glass
- Patio Doors
- X Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)
- X Eavestrough
- X Insulation
- 0 Front Overhang
- 0 Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1232 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
- Conc. Block
- Poured Conc.
- Stone
- Treated Wood
- Concrete Floor

(9) Basement Finish
- Recreation SF
- Living SF
- Walkout Doors (B)
- No Floor SF
- Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

- Forced Air w/o Ducts
- X Forced Air w/ Ducts
- Forced Hot Water
- Electric Baseboard
- Elec. Ceil. Radiant
- Radiant (in-floor)
- Electric Wall Heat
- Space Heater
- Wall/Floor Furnace
- Forced Heat & Cool
- Heat Pump
- No Heating/Cooling

- Central Air
- Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2 Average Fixture(s)
- 3 Fixture Bath
- 2 Fixture Bath
- Softener, Auto
- Softener, Manual
- Solar Water Heat
- No Plumbing
- Extra Toilet
- Extra Sink
- Separate Shower
- Ceramic Tile Floor
- Ceramic Tile Wains
- Ceramic Tub Alcove
- Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
- 1000 Gal Septic
- 2000 Gal Septic

Lump Sum Items:

(15) Built-ins
- Appliance Allow.
- Cook Top
- Dishwasher
- Garbage Disposal
- Bath Heater
- Vent Fan
- Hot Tub
- Unvented Hood
- Vented Hood
- Intercom
- Jacuzzi Tub
- Jacuzzi repl.Tub
- Oven
- Microwave
- Standard Range
- Self Clean Range
- Sauna
- Trash Compactor
- Central Vacuum
- Security System

(15) Fireplaces
- Interior 1 Story
- Interior 2 Story
- 2nd/Same Stack
- Two Sided
- 1 Exterior 1 Story
- Exterior 2 Story
- Prefab 1 Story
- Prefab 2 Story
- Heat Circulator
- Raised Hearth
- Wood Stove
- Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 1,232
Total Base New : 224,562 E.C.F.
Total Depr Cost: 178,744 X 1.283
Estimated T.C.V: 229,329

(16) Porches/Decks

Area	Type
128	WGEP (1 Story)
649	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,232			
			Total:	160,671	126,929	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,670	
Porches						
WGEP (1 Story)			128	11,409	9,013	
Deck						
Treated Wood			649	8,950	8,413	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	17,605	
Water/Sewer						
Public Sewer			1	1,494	1,180	
Water Well, 150 Feet			1	8,594	6,789	
Fireplaces						
Exterior 1 Story			1	6,513	5,145	
			Totals:	224,562	178,744	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 229,329

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-024-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		94,900	09/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12257 E HOUGHTON LAKE DR

Owner's Name/Address

HOMAN RONALD O & JOANNE E
12257 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-852 P-183 (L-750 P-456) 234 LOT 24 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/04/1994

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/09/2013	13204	COMPLETE
CAR PORT	12/27/2007	PB07-0276	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	12/02/2013	INSPECTED
DMG	05/15/2013	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	649	75	3,202
Total Estimated Land Improvements True Cash Value =				3,202

Work Description for Permit PB07-0276, Issued 12/27/2007: METAL 20 X 12-ROOF ONLY-PREFAB

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	87,500	104,400			50,828C
2024	12,500	82,500	95,000			49,300C
2023	10,000	72,700	82,700			46,953C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 952 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 2,564
Total Base New : 317,759 E.C.F.
Total Depr Cost: 200,910 X 0.833
Estimated T.C.V: 167,358

(16) Porches/Decks

Area	Type
278	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 216
Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 952 SF Floor Area = 2564 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	952			
1.25 Story	Siding	Overhang	528			
			Total:	269,335	169,680	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Deck						
Treated Wood			278	5,143	3,240	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			528	20,972	13,212	
Common Wall: 1 Wall			1	-2,219	-1,398	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Interior 2 Story			1	6,647	4,188	
Carports						
Aluminum			216	3,147	2,706	*8
			Totals:	317,759	200,910	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 167,358

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARPER MARK C	HARPER MARK C & NICOLE M	0	04/18/2019	WD	09-FAMILY	1169:1123	PROPERTY TRANSFER	0.0
SCHOOK JEFFREY W & REBECCA	HARPER MARK C	120,000	12/04/2015	WD	03-ARM'S LENGTH	1155-2517	PROPERTY TRANSFER	100.0
STING KEVIN C & MARY A	SCHOOK, JEFFREY & REBECCA	82,500	11/23/2009	WD	03-ARM'S LENGTH	1088/2668	OTHER	100.0
		47,000	07/01/2000	WD	03-ARM'S LENGTH		OTHER	0.0

Property Address

103 OZARK

Owner's Name/Address

HARPER MARK C & NICOLE M
787 WINDING RIVER DR
WILLIAMSTON MI 48895

Tax Description

L-896 P-192 (L-565 P-471) 234 103 OZARK LOT 25 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	02/20/2016	2596-3	COMPLETE
ADDITION	05/03/2010	89	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED
DMG	10/11/2011	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	192	85	1,074
D/W/P: 3.5 Concrete	6.58	9	70	41
Wood Frame	34.04	70	70	1,668
Total Estimated Land Improvements True Cash Value =				2,783

Work Description for Permit 2596-3, Issued 02/20/2016: MEASURE ALL, NEW PICS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	56,500	73,400			37,623C
2024	12,500	53,600	66,100			36,492C
2023	10,000	46,800	56,800			34,755C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 966 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 966
Total Base New : 160,578 E.C.F.
Total Depr Cost: 128,463 X 0.833
Estimated T.C.V: 107,010

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 966 SF Floor Area = 966 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	966		
			Total:	125,515	100,413

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	18,462	14,770
Water/Sewer			
Public Sewer	1	1,494	1,195
Water Well, 150 Feet	1	8,594	6,875
Fireplaces			
Exterior 1 Story	1	6,513	5,210
	Totals:	160,578	128,463

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 107,010

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

105 OZARK

Owner's Name/Address

BURDICK JAMES P &N STEMPIN GIRARD &
CYNTHIA A
11028 HUBBARD
LIVONIA MI 48150-2782

Tax Description

L-1001 P-736 (L-496 P-348) 234 LOTS 26 & 27 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	12/07/2020	LU20-4366	COMPLETE
Res. Add/Alter/Repair	08/28/2020	PB20-0246	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
QT	10/27/2020	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	52	87	278
D/W/P: Brick on Sand	16.54	288	94	4,478
Wood Frame	24.89	120	98	2,927
Total Estimated Land Improvements True Cash Value =				7,683

Work Description for Permit LU20-4366, Issued 12/07/2020: SHED 10'X12'
Work Description for Permit PB20-0246, Issued 08/28/2020: ONE STORY RESIDENTIAL ADDITON, 30 X 25 = 750 TOTAL SQ FT; LAKE TOWNSHIP LAND USE PERMIT 4332; ROSCOMMON COUNTY SOIL EROSION PERMIT 3882

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	98,600	268,600			154,595C
2024	160,000	94,600	254,600			149,947C
2023	140,000	76,100	216,100			142,807C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1396 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 1,396
Total Base New : 170,677 E.C.F.
Total Depr Cost: 144,127 X 1.283
Estimated T.C.V: 184,915

(16) Porches/Decks

Area	Type
128	CGEP (1 Story)
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1396 SF Floor Area = 1396 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	616			
1 Story	Siding	Slab	780			*9
			Total:	152,177	126,738	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			128	8,100	7,614	
Water/Sewer						
Public Sewer			1	1,326	1,246	
Water Well, 150 Feet			1	8,359	7,857	
Deck						
Treated Wood			16	715	672	*9
			Totals:	170,677	144,127	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 184,915

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHOOK JEFFREY & REBECCA	HOMAN MATTHEW A	262,000	09/04/2019	WD	03-ARM'S LENGTH	1170:1142	PROPERTY TRANSFER	100.0
HOMAN MATTHEW A	HOMAN MATTHEW A & AMANDA I	0	09/04/2019	QC	09-FAMILY	1173:1245	DEED	0.0
BONK PETER J & JOAN M	SCHOOK JEFFREY & REBECCA	218,000	12/04/2015	WD	03-ARM'S LENGTH	1155-2509	PROPERTY TRANSFER	100.0

Property Address

104 OZARK

Owner's Name/Address

HOMAN MATTHEW A & AMANDA L
1882 GREENVIEW CT
ZEELAND MI 49464

Tax Description

L-519 P-295 234 LOTS 28 & 29 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/27/2020	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	100.00	150.00	1.0000	1.0000	3400	100		340,000
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	340,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	1589	74	6,796
Fencing: Wire Mesh, #11	3.16	640	49	991
Fencing: Gates, Mesh, 15'	966.85	1	49	474
Wood Frame	22.86	100	49	1,120
Wood Frame	22.86	100	49	1,120
Total Estimated Land Improvements True Cash Value =				10,501

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	170,000	90,200	260,200			173,471C
2024	160,000	86,100	246,100			168,256C
2023	140,000	69,200	209,200			160,244C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 880 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 46
Floor Area: 880
Total Base New : 118,604 E.C.F.
Total Depr Cost: 64,045 X 1.283
Estimated T.C.V: 82,170

(16) Porches/Decks

Area	Type
112	CGEP (1 Story)
16	CCP (1 Story)
40	Treated Wood
9	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 880 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	880		
			Total:	95,138	51,375
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			112	6,565	3,545
CCP (1 Story)			16	706	381
Deck					
Treated Wood			40	1,532	827
Treated Wood			9	395	213
Water/Sewer					
Public Sewer			1	1,175	634
Water Well, 150 Feet			1	8,124	4,387
Fireplaces					
Exterior 1 Story			1	4,969	2,683
			Totals:	118,604	64,045

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 82,170

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 572 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 46
Floor Area: 858
Total Base New : 118,579 E.C.F.
Total Depr Cost: 64,031 X 1.283
Estimated T.C.V: 82,152

(16) Porches/Decks

Area	Type
260	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 256
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 1/2 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	572		
			Total:	89,117	48,122
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			260	11,846	6,397
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			256	10,161	5,487
Common Wall: 1 Wall			1	-1,844	-996
Water/Sewer					
Public Sewer			1	1,175	634
Water Well, 150 Feet			1	8,124	4,387
			Totals:	118,579	64,031

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 82,152

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-030-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		43,000	04/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

102 OZARK

Owner's Name/Address

FOREST EDWARD A & DELORES M
30152 SHARON
WARREN MI 48088

Tax Description

L-787 P-583 234 LOT 30 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	193	50	594
Wood Frame	28.72	80	75	1,723
Wood Frame	23.41	160	75	2,809
Total Estimated Land Improvements True Cash Value =				5,126

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	34,100	51,000			22,458C
2024	12,500	33,000	45,500			21,783C
2023	10,000	28,200	38,200			20,746C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 572 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 572
Total Base New : 99,659 E.C.F.
Total Depr Cost: 74,743 X 0.833
Estimated T.C.V: 62,261

(16) Porches/Decks

Area	Type
192	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 240
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	572		
			Total:	70,152	52,614
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			192	10,714	8,035
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			240	11,153	8,365
Common Wall: 1 Wall			1	-2,045	-1,534
Water/Sewer					
Public Sewer			1	1,326	994
Water Well, 150 Feet			1	8,359	6,269
			Totals:	99,659	74,743

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 62,261

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-570-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORRIS PHILIP W & MARIANNE	DAVIDSON DARLENE & DARKE S	78,500	08/15/2018	WD	03-ARM'S LENGTH	1166:2207	PROPERTY TRANSFER	100.0
SCHMIDT WILLIAM A &	MORRIS, PHILIP & MARIANNE	43,000	08/25/2011	WD	03-ARM'S LENGTH	1107/1199	OTHER	100.0
		53,000	02/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12279 E HOUGHTON LAKE DR

Owner's Name/Address

DAVIDSON DARLENE & DARKE SUSAN J
12279 E HOUGHTON LAKE DR
HOUGHTON LAKE MI 48629

Tax Description

L-780 P-154 234 12279 E HOUGHTON LK DR
LOT 31 SUMMER HOMES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/18/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	05/15/2013	INSPECTED
DMG	04/27/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	932	50	2,870
Total Estimated Land Improvements True Cash Value =				2,870

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	44,800	61,700			36,393C
2024	12,500	42,400	54,900			35,299C
2023	10,000	37,000	47,000			33,619C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 792 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 792
Total Base New : 148,970 E.C.F.
Total Depr Cost: 101,300 X 0.833
Estimated T.C.V: 84,383

(16) Porches/Decks

Area	Type
160	CGEP (1 Story)
240	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 792 SF Floor Area = 792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	792		
			Total:	93,361	63,486
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			160	9,418	6,404
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	11,855
Common Wall: 1/2 Wall			1	-1,023	-696
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Exterior 1 Story			1	5,707	3,881
Breezeways					
Frame Wall			240	14,388	9,784
			Totals:	148,970	101,300

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 84,383

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-000-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status
10222 W HOUGHTON LAKE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
WYSACK ROY L & VALERIE 10222 W HOUGHTON LAKE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-709 PGS-335-360 234 BEING LOTS 24 THRU 26 & PART OF OUTLOT A & PART OF CLEAR VIEW DR & COM AT SE COR SEC 28 TH W ALG SEC LINE 166.30FT TOWLY R/W LINE OF CLEAR VIEW DR TH ALG R/W 1079.30FT FOR POB TH N120.60FT TH E 216.22FT TO INTERM TRAVERSE LINE TH N 151.34FT TH W ALG N LINE OF SAID PLAT 374.36FT TO ELY R/W OF W SHORE DR TH ALGR/W S 273.05FT TO E 190.74FT TO POB SAID PARCEL EXTENTS TO SHORE OF LAKE CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016.

Comments/Influences

Who When What

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		72,900	09/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

MCCOMB WALLACE W & JANETTE A
TRUST 2/25/02
8718 NORTH HOLLAND RD
SIX LAKES MI 48886

Tax Description

L-952 P-521
(L-903P-592-593&L-748P-191)234 10222 W SHORE DR LOT 1 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	336	49	476
Total Estimated Land Improvements True Cash Value =				476

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	32,100	57,600			29,543C
2024	24,000	30,600	54,600			28,655C
2023	21,000	24,100	45,100			27,291C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 76,353 E.C.F.
Total Depr Cost: 48,866 X 1.283
Estimated T.C.V: 62,695

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	60,005	38,403
Other Additions/Adjustments					
Porches					
WCP (1 Story)			48	2,727	1,745
Deck					
Treated Wood			192	3,936	2,519
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
			Totals:	76,353	48,866

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 62,695

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRICKER JENNIFER	HOUSE DAVID B	145,000	09/19/2022	WD	03-ARM'S LENGTH	1182:1059	PROPERTY TRANSFER	100.0
ZAYLER JEFFREY S		0	01/21/2022	OTH	07-DEATH CERTIFICATE	1182:1058	OTHER	0.0
GARRISON CRYSTAL	ZAYLER JEFFREY & STRICKER	100,000	08/13/2019	WD	16-LC PAYOFF	1170:0662	DEED	0.0
GARRISON CRYSTAL	ZAYLER JEFFREY & STRICKER	100,000	06/07/2019	LC	03-ARM'S LENGTH	1169:1461	PROPERTY TRANSFER	100.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

HOUSE DAVID B
6465 MONROE ST
SYLVANIA OH 43560

Tax Description

L-1048 P-2126
(L-895P-332-333&L-756P-14)234 LOT 2 SUN' N SNOW CONDOMINIUMS 10222 W SHORE DR #2

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
CW	07/29/2019	INSPECTED
DMG	08/17/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	336	49	476
Total Estimated Land Improvements True Cash Value =				476

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	33,000	58,500			49,580C
2024	24,000	31,500	55,500			48,090C
2023	21,000	24,800	45,800			45,800S

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 76,228 E.C.F.
Total Depr Cost: 50,355 X 1.283
Estimated T.C.V: 64,605

(16) Porches/Decks

Area	Type
192	Composite
48	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	480			
			Total:	60,005	38,403	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Deck						
Composite			192	3,965	3,489	*8
Composite w/Roof (Deck Portion)			48	1,696	1,492	*8
Composite w/Roof (Roof portion)			48	877	772	
			Totals:	76,228	50,355	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 64,605

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		61,000	07/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

QUIGLEY MICHAEL & LESLIE
2800 WHISPERING HILLS
WASHINGTON MI 48094

Tax Description

L-845 P-239 (L-812 P-295) 234 LOT 3 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	336	49	476
Total Estimated Land Improvements True Cash Value =				476

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	33,000	58,500			29,543C
2024	24,000	31,500	55,500			28,655C
2023	21,000	24,800	45,800			27,291C

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 76,228 E.C.F.
Total Depr Cost: 50,355 X 1.283
Estimated T.C.V: 64,605

(16) Porches/Decks

Area	Type
192	Composite
48	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	480			
			Total:	60,005	38,403	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Deck						
Composite			192	3,965	3,489	*8
Composite w/Roof (Deck Portion)			48	1,696	1,492	*8
Composite w/Roof (Roof portion)			48	877	772	
			Totals:	76,228	50,355	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 64,605

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DIROSA JEFFREY D & CYNTHIA	HAMPTON, LINDA	105,000	07/28/2010	WD	03-ARM'S LENGTH		OTHER	100.0
		120,000	04/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

HAMPTON LINDA
2519 ALVESTON DR
BLOOMFIELD HILLS MI 48304

Tax Description

L-1043 P-7146 (L-718 PG-360) 234 LOT 4 SUN' N SNOW CONDOMINIUMS 10222 W SHORE DR #4

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	81	49	115
Total Estimated Land Improvements True Cash Value =				115

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	31,800	57,300			29,147C
2024	24,000	30,300	54,300			28,271C
2023	21,000	23,800	44,800			26,925C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 74,595 E.C.F.
Total Depr Cost: 48,714 X 1.283
Estimated T.C.V: 62,500

(16) Porches/Decks

Area	Type
18	CCP (1 Story)
200	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	480			
			Total:	60,005	38,403	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Porches						
CCP (1 Story)			18	849	543	
Deck						
Composite			200	4,056	3,569	*8
			Totals:	74,595	48,714	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 62,500

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEVENS ANTHONY D & JODI L	SIMONS AARON M & AILEEN N	215,000	09/05/2023	WD	03-ARM'S LENGTH	1185:809	PROPERTY TRANSFER	100.0
STEVENS ANTHONY DEWAYNE	STEVENS ANTHONY D & JODI I	0	01/18/2021	QC	18-LIFE ESTATE	1175:0634	PROPERTY TRANSFER	0.0
BURNETT, DENNIS & GAYE	STEVENS, ANTHONY D	114,900	08/27/2012	WD	03-ARM'S LENGTH	1118/1634	OTHER	100.0
HOWALD, LARRY	BURNETT, DENNIS & GAYE	120,000	08/29/2009	WD	03-ARM'S LENGTH	1086/1852	OTHER	100.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

SIMONS AARON M & AILEEN N
13285 HARRIS RD
CHESANING MI 48616

Tax Description

L-878 P-482 (L-732 P-492) 234 LOT 5 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2023	INSPECTED
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	336	49	511
Wood Frame	32.30	80	74	1,912
Total Estimated Land Improvements True Cash Value =				2,423

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	63,500	89,000			87,428C
2024	24,000	60,800	84,800	84,800M		84,800S
2023	21,000	34,900	55,900			34,391C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 864
Total Base New : 117,018 E.C.F.
Total Depr Cost: 93,615 X 1.283
Estimated T.C.V: 120,108

(16) Porches/Decks

Area	Type
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	480		
0.5 Story	Siding	Overhang	48		
			Total:	102,260	81,809
Other Additions/Adjustments					
Deck					
Treated Wood			240	4,670	3,736
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
			Totals:	117,018	93,615

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 120,108

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THACKER RICHARD	SMMITH, MICHAEL & TERI	59,900	12/11/2009	WD	03-ARM'S LENGTH	1089/1151	OTHER	100.0
		52,500	10/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

SMITH MICHAEL R & TERI L
9660 WEBSTER ROAD
FREELAND MI 48623

Tax Description

L-813 P-480 234 LOT 6 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	336	49	476
Total Estimated Land Improvements True Cash Value =				476

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	33,000	58,500			29,543C
2024	24,000	31,500	55,500			28,655C
2023	21,000	24,800	45,800			27,291C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 76,228 E.C.F.
Total Depr Cost: 50,355 X 1.283
Estimated T.C.V: 64,605

(16) Porches/Decks

Area	Type
192	Composite
48	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	480			
			Total:	60,005	38,403	
Other Additions/Adjustments						
Water/Sewer						
Public Sewer			1	1,326	849	
Water Well, 150 Feet			1	8,359	5,350	
Deck						
Composite			192	3,965	3,489	*8
Composite w/Roof (Deck Portion)			48	1,696	1,492	*8
Composite w/Roof (Roof portion)			48	877	772	
			Totals:	76,228	50,355	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 64,605

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KITCHEN RODNEY J & PAMELA	KITCHEN RODNEY J & PAMELA	0	09/13/2022	WD	15-LADY BIRD	1182:975	PROPERTY TRANSFER	0.0
		112,000	06/01/2005	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

KITCHEN RODNEY J & PAMELA M [LE]
7851 BRIARBROOK DR
YPSILANTI MI 48197

Tax Description

L-1028 P-2346 (L-718 P-104) 234 LOT 7 SUN' N SNOW CONDOMINIUMS 10222 W SHORE DR #7

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	336	49	476
Total Estimated Land Improvements True Cash Value =				476

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	32,100	57,600			29,543C
2024	24,000	30,600	54,600			28,655C
2023	21,000	24,100	45,100			27,291C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 76,353 E.C.F.
Total Depr Cost: 48,866 X 1.283
Estimated T.C.V: 62,695

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
192	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	60,005	38,403
Other Additions/Adjustments					
Porches					
WCP (1 Story)			48	2,727	1,745
Deck					
Treated Wood			192	3,936	2,519
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
			Totals:	76,353	48,866

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 62,695

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANLEY J & E TRUST 12/23/	STANLEY-SMITH JILL &SMITH	0	08/05/2024	QC	21-NOT USED/OTHER	1187:2291	DEED	100.0
STANLEY GEORGE E	STANLEY GEORGE E [LE]	0	07/31/2018	QC	18-LIFE ESTATE	1168:1005	DEED	0.0
		56,000	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

STANLEY-SMITH JILL &SMITH TIMOTHY A
34981 CHARLES TOWN PIKE
HILLSBORO VA 20132

Tax Description

L-824 P-557 (L-726 P-425) 234 LOT 8 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved ☐ Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	171	49	242
D/W/P: 3.5 Concrete	6.16	12	49	36
Total Estimated Land Improvements True Cash Value =				278

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	34,700	60,200			60,200S
2024	24,000	33,900	57,900			28,463C
2023	21,000	26,100	47,100			27,108C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 560 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 560
Total Base New : 82,842 E.C.F.
Total Depr Cost: 53,021 X 1.283
Estimated T.C.V: 68,026

(16) Porches/Decks

Area	Type
220	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 560 SF Floor Area = 560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	560		
			Total:	68,845	44,062
Other Additions/Adjustments					
Deck					
Treated Wood			220	4,312	2,760
Water/Sewer					
Public Sewer			1	1,326	849
Water Well, 150 Feet			1	8,359	5,350
			Totals:	82,842	53,021

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 68,026

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FHA HOME LOAN MORTGAGE COR	WANDZEL GREGORY H & KATHEF	72,500	10/25/2013	OTH	12-FROM LENDING INSTITUTI	1134/622	OTHER	100.0
DIROSA JAMES V & DEBRA E	FEDERAL HOME LOAN	169,705	10/12/2012	SD	10-FORECLOSURE	1120/2017	OTHER	0.0

Property Address

10222 WEST SHORE DR

Owner's Name/Address

WANDZEL GREGORY H & KATHERINE A
23413 PLAYVIEW
SAINT CLAIR SHORES MI 48082

Tax Description

L-1013 P-152 (L-887P-221&L-781 P-623) 234 10222 W SHORE DR LOT 9 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	56	24	415
Fencing: Wire Mesh, #11	3.26	320	49	511
Fencing: Gates, Mesh, 3'	409.58	1	49	201
D/W/P: 3.5 Concrete	6.58	520	49	1,677
D/W/P: 3.5 Concrete	6.58	18	49	58
D/W/P: 3.5 Concrete	6.58	308	49	993
Wood Frame/Conc.	34.33	126	74	3,201
Total Estimated Land Improvements True Cash Value =				7,056

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	122,200	147,700			71,206C
2024	24,000	116,600	140,600			69,065C
2023	21,000	94,300	115,300			65,777C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1280 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,280
Total Base New : 256,991 E.C.F.
Total Depr Cost: 179,893 X 1.283
Estimated T.C.V: 230,803

(16) Porches/Decks

Area	Type
66	CCP (1 Story)
66	CGEP (1 Story)
576	CGEP (1 Story)
64	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,280		
			Total:	160,946	112,661
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,252
Porches					
CCP (1 Story)			66	1,938	1,357
CGEP (1 Story)			66	5,727	4,009
CGEP (1 Story)			576	31,167	21,817
Deck					
Treated Wood			64	2,026	1,418
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			484	19,752	13,826
Common Wall: 1 Wall			1	-2,219	-1,553
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			600	22,920	16,044
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 150 Feet			1	8,594	6,016
			Totals:	256,991	179,893

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 230,803

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HARRISON NANCY M		0	07/22/2017	OTH	07-DEATH CERTIFICATE	1163:1006	PROPERTY TRANSFER	0.0
OVERLY ARTHUR W & PRISCILL	HARRISON IRWIN E & NANCY M	147,500	06/28/2002	WD	21-NOT USED/OTHER	958 :2684	OTHER	0.0

Property Address

10190 WEST SHORE DR

Owner's Name/Address

HARRISON IRWIN E HARRISON JAMES P
7673 RED OAK VALLEY DR
CLARKSTON MI 48348

Tax Description

L-958 P-2683-2684 (L-716 P-465) 234 LOT 10 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	04/13/2015	PB15-0043	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	905	74	4,407
Total Estimated Land Improvements True Cash Value =				4,407

Work Description for Permit PB15-0043, Issued 04/13/2015: 424 SQ FT DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	119,000	144,500			64,741C
2024	24,000	113,800	137,800			62,795C
2023	21,000	91,600	112,600			59,805C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1316 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 16
Floor Area: 1,316
Total Base New : 210,815 E.C.F.
Total Depr Cost: 177,082 X 1.283
Estimated T.C.V: 227,196

(16) Porches/Decks

Area	Type
64	CCP (1 Story)
424	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 380
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1316 SF Floor Area = 1316 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,316		
			Total:	170,296	143,047
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,903
Porches					
CCP (1 Story)			64	1,885	1,583
Deck					
Treated Wood			424	6,780	5,695
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			380	16,747	14,067
Common Wall: 1 Wall			1	-2,219	-1,864
Water/Sewer					
Public Sewer			1	1,494	1,255
Water Well, 150 Feet			1	8,594	7,219
Fireplaces					
Prefab 1 Story			1	2,592	2,177
			Totals:	210,815	177,082

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 227,196

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-575-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BARNEY TIMOTHY F	SCIME SAMUEL M & DIANE S	164,900	03/02/2020	WD	03-ARM'S LENGTH	1171:2347	PROPERTY TRANSFER	100.0
HUDAK WALTER P & DELIA S	BARNEY TIMOTHY F	139,900	08/03/2018	WD	03-ARM'S LENGTH	1166:1951	PROPERTY TRANSFER	100.0

Property Address

409 CLEARVIEW DR

Owner's Name/Address

SCIME SAMUEL M & DIANE S
409 CLEARVIEW
HOUGHTON LAKE MI 48629

Tax Description

L-757 P-620 234 LOT 11 SUN' N SNOW CONDOMINIUMS

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/12/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/08/2021	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	09/21/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	15.00	150.00	1.0000	1.0000	3400	100		51,000
15 Actual Front Feet, 0.05 Total Acres							Total Est. Land Value =	51,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1405	74	6,841
Fencing: Wire Mesh, #11	3.26	360	49	575
Wood Frame	24.66	200	74	3,650
Total Estimated Land Improvements True Cash Value =				11,066

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,500	114,800	140,300			98,513C
2024	24,000	109,600	133,600			95,551C
2023	21,000	88,800	109,800			91,001C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1392 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,392
Total Base New : 239,723 E.C.F.
Total Depr Cost: 165,408 X 1.283
Estimated T.C.V: 212,218

(16) Porches/Decks

Area	Type
264	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 848
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1392 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,392		
			Total:	184,223	127,113
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,206
Porches					
WCP (1 Story)			264	9,354	6,454
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			848	29,400	20,286
Common Wall: 1.5 Wall			1	-3,326	-2,295
Water/Sewer					
Public Sewer			1	1,494	1,031
Water Well, 150 Feet			1	8,594	5,930
Fireplaces					
Interior 1 Story			1	5,338	3,683
			Totals:	239,723	165,408

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 212,218

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRINGFELLOW GEORGE F & MA	STRINGFELLOW GEORGE F & MA	0	12/14/2021	QC	15-LADY BIRD	1179:0674	PROPERTY TRANSFER	0.0
RADINA RALPH B & KATHRYN A	STRINGFELLOW, GEORGE & MAR	225,000	10/24/2009	WD	03-ARM'S LENGTH	1088/1585	OTHER	100.0

Property Address

1265 LONG POINT

Owner's Name/Address

STRINGFELLOW GEORGE F & MARIE M [LE
1265 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-680 P-94 234 LOT 1 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/27/2012

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	05/01/2017	PB17-0083	COMPLETE
DECK	04/17/2017	PB17-0066	COMPLETE
GARAGE	08/14/2015	PB15-0203	COMPLETE

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
MH	11/14/2017	INSPECTED
MH	12/29/2016	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	67.00	150.00	1.0000	1.0000	3400	100		227,800
67 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	227,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1240	86	6,569
D/W/P: 3.5 Concrete	6.16	1596	86	8,455
D/W/P: 4in Ren. Conc.	7.35	432	91	2,889
Total Estimated Land Improvements True Cash Value =				17,913

Work Description for Permit PB17-0083, Issued 05/01/2017: REROOF
Work Description for Permit PB17-0066, Issued 04/17/2017: OPEN FRAME ROOF ABOVE EXISTING DECK-LAKESIDE
Work Description for Permit PB15-0203, Issued 08/14/2015: 1728 SQ FT 1 1/2 STORY DET GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	113,900	161,400	275,300			160,585C
2024	107,200	154,300	261,500			155,757C
2023	93,800	125,800	219,600			148,340C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2360 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 2,360
Total Base New : 347,429 E.C.F.
Total Depr Cost: 232,468 X 1.283
Estimated T.C.V: 298,256

(16) Porches/Decks

Area	Type
288	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2360 SF Floor Area = 2360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,680			*6
1 Story	Siding	Crawl Space	680			
			Total:	254,220	162,051	

Other Additions/Adjustments

Exterior				
Stone Veneer	36	1,230	750	
Plumbing				
3 Fixture Bath	1	3,860	2,355	
Garages				
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	480	17,434	10,635	
Common Wall: 1 Wall	1	-2,045	-1,452	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Storage Over Garage	608	8,354	7,519	
Base Cost	1216	39,107	35,196	*9
Water/Sewer				
Public Sewer	1	1,326	809	
Water Well, 150 Feet	1	8,359	5,099	
Fireplaces				
Wood Stove	1	2,149	1,311	
Deck				
Composite w/Roof (Deck Portion)	288	5,374	3,278	
Composite w/Roof (Roof portion)	288	4,061	2,477	
Local Cost Items				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROSS PATRICK M & PAULETTE	BORRUSO ROBERT A	253,500	05/24/2019	WD	03-ARM'S LENGTH	1169:1245	PROPERTY TRANSFER	100.0
ANDERSON PAULETTE	ROSS PATRICK M & PAULETTE	0	01/05/2017	QC	21-NOT USED/OTHER	1161:2541	PROPERTY TRANSFER	0.0
ANDERSON EDMUND S & PAULET	ANDERSON, PAULETTE	0	05/01/2007	WD	21-NOT USED/OTHER	1059/650	OTHER	100.0
		335,000	10/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1255 LONG POINT

Owner's Name/Address

BORRUSO ROBERT A
855 E DAVISBURG RD
HOLLY MI 48442

Tax Description

(L-826P-489&498&L-791P-393&403) 234 L-993 P-1805 1255 LONG PTE DRLOT 2 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/07/2024	PB24-0171	COMPLETE
DECK	05/28/2024	LU24-4665	COMPLETE
Res. Add/Alter/Repair	04/26/2024	PB24-0072	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/18/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	190	23	269
D/W/P: 3.5 Concrete	6.16	392	23	555
Total Estimated Land Improvements True Cash Value =				824

Work Description for Permit PB24-0171, Issued 06/07/2024: 20 x 33 = 660 SQUARE FEET DECK ADDITON. LAKE TOWNSHIP LAND USE DATED 5/28/24 #004665. SOIL EROSION NOT REQUIRED.
Work Description for Permit LU24-4665, Issued 05/28/2024: ADD ON TO EXISTING DECK
Work Description for Permit PB24-0072, Issued 04/26/2024: 20 X 21 = 420 SQUARE FEET ROOF OVER EXISTING DECK. LAKE TOWNSHIP LAND USE DATED 4/4/24 #004645. ROSCOMMON SOIL EROSION NOT REQUIRED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	111,500	222,000			158,650C
2024	104,000	98,400	202,400			145,967C
2023	91,000	79,200	170,200			139,017C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1948 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 1,948
Total Base New : 263,364 E.C.F.
Total Depr Cost: 168,996 X 1.283
Estimated T.C.V: 216,822

(16) Porches/Decks

Area	Type
120	Treated Wood
652	Composite
104	Roof Cover Onl
420	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1948 SF Floor Area = 1948 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,948			
			Total:	209,232	129,724	
Other Additions/Adjustments						
Exterior						
Brick Veneer			260	4,111	2,549	
Plumbing						
3 Fixture Bath			1	3,860	2,393	
Deck						
Treated Wood			120	2,880	1,786	
Composite			652	9,637	9,541	*9
w/Roof (Roof portion)			104	1,725	1,069	
w/Roof (Roof portion)			420	5,796	5,738	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			336	13,783	8,545	
Common Wall: 1 Wall			1	-2,045	-1,268	
Water/Sewer						
Public Sewer			1	1,326	822	
Water Well, 150 Feet			1	8,359	5,183	
Fireplaces						
Interior 1 Story			1	4,700	2,914	
			Totals:	263,364	168,996	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 216,822

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLOCK HELEN A ET AL	MICHALAK MICHAEL & PENNY M	180,000	06/13/2014	WD	03-ARM'S LENGTH		OTHER	100.0

Property Address

1245 LONG POINT

Owner's Name/Address

MICHALAK MICHAEL & PENNY M
1280 CONNER STATION RD
SIMPSONVILLE KY 40067

Tax Description

L-435 P-255 234 LOT 3 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	10/16/2020	PB20-0347	COMPLETE
ADDITION	10/16/2020	PB20-0348	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
QT	12/04/2020	INSPECTED
CW	07/17/2019	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	200	98	1,290
D/W/P: 3.5 Concrete	6.58	16	98	103
Total Estimated Land Improvements True Cash Value =				1,393

Work Description for Permit PB20-0347, Issued 10/16/2020: DEMO WEST SIDE OF DWELLING
Work Description for Permit PB20-0348, Issued 10/16/2020: 1 1/2 STY ADDITION TO WEST SIDE OF DWELLING, 20X52, COVERED DECK 6X6, 16X20 OPEN DECK

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	189,600	300,100			200,856C
2024	104,000	181,400	285,400			194,817C
2023	91,000	146,400	237,400			185,540C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1976 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 2,516
Total Base New : 320,765 E.C.F.
Total Depr Cost: 287,995 X 1.283
Estimated T.C.V: 369,498

(16) Porches/Decks

Area	Type
320	CPP
120	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1976 SF Floor Area = 2516 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	600			
1.25 Story	Siding	Crawl Space	960			*9
1 Story	Siding	Crawl Space	416			*9
		Total:		293,645	261,689	

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	4,507	
Porches				
CPP	320	5,062	4,910	*9
CCP (1 Story)	120	3,324	3,224	*9
Water/Sewer				
Public Sewer	1	1,494	1,449	
Water Well, 150 Feet	1	8,594	8,336	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,880	*9
Totals:		320,765	287,995	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 369,498

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WING HAROLD R TRUST 9/18/0	DURUSSEL, KARL	208,000	08/01/2009	WD	03-ARM'S LENGTH	1085/2342	OTHER	100.0

Property Address

1235 LONG POINT

Owner's Name/Address

DURUSSEL KARL & KEITH & KURT
1404 MARKEL RD
MUNGER MI 48747

Tax Description

L-899 P-277 (L-857 P-427&L-316 P-45) 234 LOT 4 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/30/2025	PB25-0216	INSPECT
DECK	06/09/2025	LU25-4763	INSPECT
Res. Add/Alter/Repair	05/01/2023	PB23-0114	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/14/2023	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	780	48	1,161
D/W/P: 3.5 Concrete	6.58	180	73	864
Wood Frame	29.53	96	73	2,070
Total Estimated Land Improvements True Cash Value =				4,095

Work Description for Permit PB25-0216, Issued 06/30/2025: 250 SQ FOOT DECK LAND USE LAKE TWP 4763 NO SOIL EROSION NEEDED PER CHASE.
Work Description for Permit LU25-4763, Issued 06/09/2025: DECK PERMIT, LAKE SIDE OF HOUSE
Work Description for Permit PB23-0114, Issued 05/01/2023: RE-ROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	105,200	215,700			112,629C
2024	104,000	100,300	204,300			109,243C
2023	91,000	62,700	153,700			104,041C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1356 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,376
Total Base New : 222,936 E.C.F.
Total Depr Cost: 156,055 X 1.283
Estimated T.C.V: 200,219

(16) Porches/Decks

Area	Type
128	CCP (1 Story)
84	CGEP (1 Story)
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1356 SF Floor Area = 1376 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,356		
1 Story	Siding	Overhang	20		
			Total:	176,587	123,610

Other Additions/Adjustments

Exterior			
Brick Veneer	30	516	361
Plumbing			
3 Fixture Bath	1	4,646	3,252
Porches			
CCP (1 Story)	128	3,528	2,470
CGEP (1 Story)	84	6,780	4,746
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	480	19,637	13,746
Common Wall: 1 Wall	1	-2,219	-1,553
Water/Sewer			
Public Sewer	1	1,494	1,046
Water Well, 150 Feet	1	8,594	6,016
Fireplaces			
Wood Stove	1	2,551	1,786
Deck			
Treated Wood	18	822	575
	Totals:	222,936	156,055

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 200,219

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		247,500	09/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
1225 LONG POINT

Owner's Name/Address
GARZA EUGENIO & DOROTHY M 6789 RATTALEE LK RD CLARKSTON MI 48348

Tax Description
234 L-1013 P-1716 LOT 5 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	07/19/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	6.61	168	88	977
D/W/P: 3.5 Concrete	5.78	193	73	815
Total Estimated Land Improvements True Cash Value =				1,792

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	55,300	157,300			96,595C
2024	96,000	52,800	148,800			93,691C
2023	84,000	42,200	126,200			89,230C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen: Carpeted
Other: Carpeted
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 960
Total Base New : 139,002 E.C.F.
Total Depr Cost: 82,450 X 1.283
Estimated T.C.V: 105,784

(16) Porches/Decks

Area	Type
32	CPP
24	CPP
360	Composite

(17) Garage

Year Built: 0
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	960			
			Total:	103,142	59,822	
Other Additions/Adjustments						
Porches						
CPP			32	780	452	
CPP			24	599	347	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			440	14,111	8,184	
Water/Sewer						
Public Sewer			1	1,175	681	
Water Well, 150 Feet			1	8,124	4,712	
Fireplaces						
Exterior 1 Story			1	4,969	2,882	
Deck						
Composite			360	6,102	5,370	*8
			Totals:	139,002	82,450	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 105,784

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1211 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		DECK	05/15/2017	PB17-0102	COMPLETE
	P.R.E. 0%		MISC	05/15/2017	PB17-0112	COMPLETE
Owner's Name/Address	SA:					
CLEMENTS KENNETH H & JOYCE A 3837 OLD CREEK ROAD TROY MI 48084	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	752	63	2,918
Total Estimated Land Improvements True Cash Value =				2,918

Work Description for Permit PB17-0102, Issued 05/15/2017: NEW DECK
Work Description for Permit PB17-0112, Issued 05/15/2017: REROOF

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-584 P-17 234 LOT 6 SUNRISE CLUB SUBD.

Comments/Influences

Who	When	What
QT	07/19/2024	INSPECTED
MH	11/14/2017	INSPECTED
DMG	08/21/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	61,900	163,900			99,240C
2024	96,000	59,100	155,100			96,257C
2023	84,000	47,400	131,400			91,674C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 840 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 840
Total Base New : 142,166 E.C.F.
Total Depr Cost: 91,506 X 1.283
Estimated T.C.V: 117,402

(16) Porches/Decks

Area	Type
64	CPP
80	Roof Cover Onl
362	Composite

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	840			
			Total:	101,352	63,852	
Other Additions/Adjustments						
Porches						
CPP			64	1,354	853	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	17,434	10,983	
Water/Sewer						
Public Sewer			1	1,326	835	
Water Well, 150 Feet			1	8,359	5,266	
Fireplaces						
Interior 1 Story			1	4,700	2,961	
Deck						
Composite			362	6,266	5,890	*9
w/Roof (Roof portion)			80	1,375	866	
			Totals:	142,166	91,506	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 117,402

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLIPA DENNIS K & JACQUALIN	GARCIA WILLIAM & SHARON	726,000	08/26/2022	WD	03-ARM'S LENGTH	1182:537	PROPERTY TRANSFER	100.0

Property Address

1205 LONG POINT

Owner's Name/Address

GARCIA WILLIAM & SHARON
9228 CREIGHTON
POWELL OH 43065

Tax Description

L-593 P-654 234 1205 LONG POINT DRIVE
48629LOT 7 SUNRISE CLUB SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
HOUSE	12/22/2015	PB15-0330	COMPLETE
DEMO	09/18/2015	PB15-0252	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/02/2022	INSPECTED
MH	12/29/2016	INSPECTED
CSZ	01/25/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1212	90	7,177
D/W/P: 5in Ren. Conc.	8.94	456	99	4,036
Total Estimated Land Improvements True Cash Value =				11,213

Work Description for Permit PB15-0330, Issued 12/22/2015: TWO STORY SINGLE FAMILY RESIDENTIAL DWELLING ON CRAWL - ATTACHED GARAGE AND PORCHES
Work Description for Permit PB15-0252, Issued 09/18/2015: DEMO HOUSE THAT WAS DESTROYED IN EXPLOSION NEW HOUSE STARTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	279,300	381,300			325,847C
2024	96,000	267,600	363,600			316,050C
2023	84,000	217,000	301,000			301,000S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2016	0

Condition: Very Good

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle		
X	Aluminum/Vinyl		
	Brick		
X	Insulation		

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Ceramic Til
Other: Carpeted
Other: Hardwood

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1540 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
1	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 6
Floor Area: 2,618
Total Base New : 444,169 E.C.F.
Total Depr Cost: 417,517 X 1.283
Estimated T.C.V: 535,674

(16) Porches/Decks

Area	Type
336	CCP (1 Story)
84	CCP (1 Story)

(17) Garage

Year Built: 2016
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls BC Blt 2016
(11) Heating System: Forced Heat & Cool
Ground Area = 1540 SF Floor Area = 2618 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,540		
0.5 Story	Siding	Overhang	616		
			Total:	350,113	329,107
Other Additions/Adjustments					
Exterior					
Stone Veneer			344	16,044	15,081
Plumbing					
3 Fixture Bath			1	6,832	6,422
2 Fixture Bath			1	4,577	4,302
Porches					
CCP (1 Story)			336	10,812	10,163
CCP (1 Story)			84	3,077	2,892
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			616	37,009	34,788
Common Wall: 1.5 Wall			1	-3,973	-3,735
Water/Sewer					
Public Sewer			1	1,914	1,799
Water Well, 150 Feet			1	9,232	8,678
Fireplaces					
Prefab 2 Story			1	4,532	4,260
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,760
			Totals:	444,169	417,517

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1195 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS		HOUSE	06/16/2015	PB15-0302	COMPLETE
	P.R.E. 0%					
Owner's Name/Address	SA:					
CORR KENNETH W TRUST 12/22/99& CORR EILEEN M 1282 NORTHCREST LANSING MI 48906	2026 Est TCV Tentative					

Tax Description

L-869 P-642 (L-548 P-566) 234 LOT 8 SUNRISE CLUB SUBD

Comments/Influences

X	Improved	
	Vacant	

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
CSZ	01/25/2016	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	400	70	1,842
D/W/P: 3.5 Concrete	6.58	1512	90	8,954
Wood Frame	34.04	70	20	477
Total Estimated Land Improvements True Cash Value =				11,273

Work Description for Permit PB15-0302, Issued 06/16/2015: HOUSE BURNED - NEW 2596 SQ FT HOUSE & DECKS

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	154,400	256,400			142,079C
2024	96,000	148,200	244,200			137,807C
2023	84,000	119,900	203,900			131,245C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2015	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1512 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 7
Floor Area: 1,512
Total Base New : 243,739 E.C.F.
Total Depr Cost: 226,676 X 1.283
Estimated T.C.V: 290,825

(16) Porches/Decks

Area	Type
48	Treated Wood
25	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1008
% Good: 0
Storage Area: 504
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 2015
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,512		
			Total:	192,345	178,881
Other Additions/Adjustments					
Deck					
Treated Wood			48	1,730	1,609
Treated Wood			25	1,183	1,100
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1008	33,687	31,329
Storage Over Garage			504	6,925	6,440
Common Wall: 1 Wall			1	-2,219	-2,064
Water/Sewer					
Public Sewer			1	1,494	1,389
Water Well, 150 Feet			1	8,594	7,992
			Totals:	243,739	226,676

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 290,825

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEERS DAVID & PATRICIA	GEERS COTTAGE TRUST	0	12/15/2020	QC	14-INTO/OUT OF TRUST	1175:0053	PROPERTY TRANSFER	0.0

Property Address

1191 LONG POINT

Owner's Name/Address

GEERS COTTAGE TRUST
13600 SIENNA PASS
DEWITT MI 48820

Tax Description

L-947 P-235 (L-663 P-42) 234 LOT 9
SUNRISE CLUB SUBD

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	11/08/2013	13272	COMPLETE
ADDITION	10/02/2009	290	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	07/19/2024	INSPECTED
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	457	48	1,443
Total Estimated Land Improvements True Cash Value =				1,443

Work Description for Permit 13272, Issued 11/08/2013: 5*24 KITCHEN ADDITION

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	170,600	272,600			151,741C
2024	96,000	162,900	258,900			147,179C
2023	84,000	131,500	215,500			140,171C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	2014

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few		Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1575 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 27
Floor Area: 2,672
Total Base New : 354,504 E.C.F.
Total Depr Cost: 258,787 X 1.283
Estimated T.C.V: 332,024

(16) Porches/Decks

Area	Type
360	Treated Wood
40	Treated Wood
28	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1575 SF Floor Area = 2672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=73/100/100/100/73
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,179		
1 Story	Siding	Crawl Space	396		
0.75 Story	Siding	Overhang	676		
			Total:	299,272	218,467

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	3,392
Deck			
Treated Wood	360	6,091	4,446
Treated Wood	40	1,598	1,167
Treated Wood	28	1,284	937
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	676	25,012	18,259
Water/Sewer			
Public Sewer	1	1,494	1,091
Water Well, 150 Feet	1	8,594	6,274
Fireplaces			
Exterior 1 Story	1	6,513	4,754
	Totals:	354,504	258,787

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 332,024

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARNER JAMES H TRUST	MATUSIAK PATRICIA J	0	01/21/2020	OTH	21-NOT USED/OTHER	1171:1655	PROPERTY TRANSFER	0.0
WARNER NANCY J TRUST	MATUSIAK PATRICIA J	0	01/21/2020	OTH	14-INTO/OUT OF TRUST	1171:1656	PROPERTY TRANSFER	0.0
WARNER NANCY J		0	06/19/2019	OTH	07-DEATH CERTIFICATE	1171:1652	OTHER	0.0
WARNER JAMES H		0	07/19/2016	OTH	07-DEATH CERTIFICATE	1171:1651	OTHER	0.0

Property Address

1185 LONG POINT

Owner's Name/Address

MATUSIAK PATRICIA J
873 ROSEWOOD BLVD
MIDLAND MI 48640

Tax Description

L-964 P-509 (L-299 P-181) 234 1185 LONG POINT DR LOT 10 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. New Construction	06/09/2025	PB25-0185	INSPECT
ADDITION	05/31/2025	LU25-4762	INSPECT
REMODEL	04/22/2025	LU25-4741	INSPECT

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	963	48	3,042
D/W/P: Brick on Sand	18.02	127	48	1,099
Total Estimated Land Improvements True Cash Value =				4,141

Work Description for Permit PB25-0185, Issued 06/09/2025: NEW TWO STORY DWELLING 34 X 44 ON CRAWL 10 X 44 COVERED PORCH AND 21 X 14 ADDTION TO EXISTING GARAGE STRUCTURE LAND USE LAKE 4762 5/31/25 SOIL EROISION 4436 4/25/25 SEWER R-7974
Work Description for Permit LU25-4762, Issued 05/31/2025: NEW PERMIT FOR ADDITION. DRAWING ON FILE.
Work Description for Permit LU25-4741, Issued 04/22/2025: DEMO FRONT HALF OF HOUSE, GARAGE ADDITION, ADDITION TO HOUSE, NEW COVERED PORCH.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	100,600	202,600			113,687C
2024	96,000	95,800	191,800			110,269C
2023	84,000	77,300	161,300			105,019C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

X Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1485 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
X Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

1 Public Water
1 Public Sewer
1 Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

1 Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,485
Total Base New : 236,557 E.C.F.
Total Depr Cost: 149,030 X 1.283
Estimated T.C.V: 191,205

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1485 SF Floor Area = 1485 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Slab	1,485		
			Total:	197,732	124,571
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	2,927
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	13,212
Common Wall: 1 Wall			1	-2,219	-1,398
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Interior 1 Story			1	5,338	3,363
			Totals:	236,557	149,030

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 191,205

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POUCH FAMILY TRUST	POUCH-WILSON ELIZABETH A	0	08/11/2023	OTH	14-INTO/OUT OF TRUST	1185:428	PROPERTY TRANSFER	0.0
POUCH JOHN G & PATRICIA M	POUCH JOHN & PATRICIA TRUS	0	01/28/2016	QC	09-FAMILY	1157-1361	PROPERTY TRANSFER	0.0
POUCH JOHN GR	POUCH JOHN G & PATRICIA M	0	02/19/2014	WD	09-FAMILY		OTHER	0.0

Property Address
1165 LONG POINT

Owner's Name/Address
POUCH-WILSON ELIZABETH A
4203 S GROVE RD
ST JOHNS MI 48879

Tax Description
L-288 P-595 234 LOT 11 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1052	73	5,053
D/W/P: 3.5 Concrete	6.58	51	48	161
D/W/P: Patio Blocks	15.61	36	48	270
Total Estimated Land Improvements True Cash Value =				5,484

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	80,600	182,600			113,711C
2024	96,000	76,800	172,800			110,292C
2023	84,000	61,800	145,800			105,040C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,080
Total Base New : 172,318 E.C.F.
Total Depr Cost: 117,178 X 1.283
Estimated T.C.V: 150,339

(16) Porches/Decks

Area	Type
15	CPP
20	CPP
30	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 1080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	720		
			Total:	129,621	88,144
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
CPP			30	835	568
CPP			15	419	285
CPP			20	559	380
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	13,353
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Exterior 1 Story			1	6,513	4,429
			Totals:	172,318	117,178

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 150,339

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OSTRANDER SANDRA M	LUFT SANDRA M	0	07/27/2023	OTH	09-FAMILY	UNRECORDED	OTHER	0.0
POULSON KEITH A	OSTRANDER SANDRA M	460,000	09/23/2021	WD	03-ARM'S LENGTH	1178:1552	PROPERTY TRANSFER	100.0
POULSON KENDELL K	POULSON KEITH A	0	09/11/2021	QC	09-FAMILY	1178:1554	DEED	0.0
POULSON KENDELL K & SUZANN	POULSON KENDELL K	0	09/10/2021	QC	09-FAMILY	1178:1554	DEED	0.0

Property Address

1155 LONG POINT

Owner's Name/Address

LUFT SANDRA M
1995 W MANITOU DR
OWOSSO MI 48867

Tax Description

L-761 P-658 234 LOT 12 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	07/16/2018	PB18-0192	COMPLETE
ROOF	09/08/2017	PB17-0310	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1059	47	3,275
Total Estimated Land Improvements True Cash Value =				3,275

Work Description for Permit PB18-0192, Issued 07/16/2018: RAISING & EXTENDING EXISTING EXTERIOR DECK 12X16
Work Description for Permit PB17-0310, Issued 09/08/2017: REROOF

Who	When	What
MH	09/27/2021	DESK REVIE
QT	11/12/2018	INSPECTED
DMG	08/21/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	128,800	230,800			168,682C
2024	96,000	122,900	218,900			163,611C
2023	84,000	99,300	183,300			155,820C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1371 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,371
Total Base New : 258,060 E.C.F.
Total Depr Cost: 193,054 X 1.283
Estimated T.C.V: 247,688

(16) Porches/Decks

Area	Type
128	WCP (1 Story)
20	WCP (1 Story)
64	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1371 SF Floor Area = 1371 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,371			
			Total:	181,763	134,506	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,438	
Porches						
WCP (1 Story)			128	5,814	5,640	*9
WCP (1 Story)			20	1,509	1,117	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			352	15,942	11,797	
Common Wall: 1.5 Wall			1	-3,326	-2,461	
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			780	27,635	20,174	*7
Storage Over Garage			390	5,359	3,912	
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
Fireplaces						
Wood Stove			1	2,551	1,888	
Deck						
Composite			64	2,079	2,017	*9
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SURPRENANT MICHAEL K & PAM	SURPRENANT MICHAEL & PAMEI	0	03/15/2018	QC	21-NOT USED/OTHER	1165:1107	PROPERTY TRANSFER	0.0
EGGER LINDA L	SURPRENANT MICHAEL K & PAN	335,000	01/16/2016	WD	21-NOT USED/OTHER	1156-2273	PROPERTY TRANSFER	100.0
EGGER HARRY O & LINDA L	EGGER LINDA L	0	12/01/2014	OTH	07-DEATH CERTIFICATE	1148-2007	PROPERTY TRANSFER	0.0
		225,000	04/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1145 LONG POINT

Owner's Name/Address

SURPRENANT MICHAEL & PAMELA REV TR
1145 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-957 P-2643 (L-319 P-275) 234 LOT 13 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/09/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	8.18	528	88	3,801
D/W/P: 3.5 Concrete	6.58	815	73	3,915
Total Estimated Land Improvements True Cash Value =				7,716

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	180,900	282,900			178,213C
2024	96,000	173,100	269,100			172,855C
2023	84,000	140,100	224,100			164,624C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1512 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 2,268
Total Base New : 316,251 E.C.F.
Total Depr Cost: 269,745 X 1.283
Estimated T.C.V: 346,083

(16) Porches/Decks

Area	Type
80	CCP (1 Story)
320	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 336
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1512 SF Floor Area = 2268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,512			
			Total:	260,063	221,053	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,949	
Porches						
CCP (1 Story)			80	2,306	2,145	*9
CCP (1 Story)			320	7,846	7,297	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			672	24,904	21,168	
Storage Over Garage			336	4,617	3,924	
Common Wall: 1 Wall			1	-2,219	-1,886	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	316,251	269,745	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 346,083

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-014-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEAMUD KARIN	DEAMUD KARIN M [LE]	0	05/07/2018	QC	18-LIFE ESTATE	1166:165	PROPERTY TRANSFER	0.0
KULLAS EJNAR	KULLAS EJNAR & MURIEL	0	12/22/1999	QC	09-FAMILY	0867-0363	PROPERTY TRANSFER	0.0
KULLAS EJNAR	KULLAS EJNAR & DEAMUD KARI	0	03/10/1994	QC	09-FAMILY	0664-0247	PROPERTY TRANSFER	0.0

Property Address

1135 LONG POINT

Owner's Name/Address

DEAMUD KARIN M [LE]
1135 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

L-867 P-363 L-664 P-247 234 LOT 14
SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 07/23/2014
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1150	48	3,400
Wood Frame	23.11	168	48	1,863
Total Estimated Land Improvements True Cash Value =				5,263

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	93,000	195,000			113,291C
2024	96,000	88,900	184,900			109,885C
2023	84,000	71,700	155,700			104,653C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,248
Total Base New : 202,063 E.C.F.
Total Depr Cost: 137,403 X 1.283
Estimated T.C.V: 176,288

(16) Porches/Decks

Area	Type
15	CPP
55	CPP
325	Treated Wood
89	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 576
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	146,949	99,925
Other Additions/Adjustments					
Porches					
CPP			55	1,205	819
CPP			15	396	269
Deck					
Treated Wood			325	5,571	3,788
Treated Wood			89	2,351	1,599
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	15,154
Storage Over Garage			576	7,914	5,382
Water/Sewer					
Public Sewer			1	1,326	902
Water Well, 150 Feet			1	8,359	5,684
Fireplaces					
Exterior 1 Story			1	5,707	3,881
			Totals:	202,063	137,403

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 176,288

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KREINBRINK VIRGIL H	KREINBRINK VIRGIL H [LE]	0	09/28/2011	WD	15-LADY BIRD	1108:401	DEED	0.0

Property Address

1125 LONG POINT

Owner's Name/Address

KREINBRINK VIRGIL H [LE]
1125 LONG POINT
HOUGHTON LAKE MI 48629

Tax Description

234 LOT 15 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/23/2013

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	80	48	237
D/W/P: Asphalt Paving	2.89	864	48	1,199
D/W/P: 3.5 Concrete	6.16	130	73	585
Wood Frame	26.25	96	48	1,210
Total Estimated Land Improvements True Cash Value =				3,231

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	93,800	195,800			114,810C
2024	96,000	89,700	185,700			111,358C
2023	84,000	72,300	156,300	156,300M		106,056C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1257 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 1,257
Total Base New : 200,768 E.C.F.
Total Depr Cost: 140,348 X 1.283
Estimated T.C.V: 180,066

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 481
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1257 SF Floor Area = 1257 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding/Brick	Slab	1,257			
			Total:	141,669	96,335	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			481	17,460	11,873	
Common Wall: 1/2 Wall			1	-1,023	-696	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			720	23,270	18,849	*8
Water/Sewer						
Public Sewer			1	1,326	902	
Water Well, 150 Feet			1	8,359	5,684	
Fireplaces						
Exterior 1 Story			1	5,707	3,881	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	200,768	140,348	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 180,066

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		280,000	03/01/2002	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
1115 LONG POINT	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
BROWN KENNETH L & JEAN A 604 OAK RD CLEAR LAKE SHORES TX 77565	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	330	48	1,042
D/W/P: 3.5 Concrete	6.58	320	73	1,537
Wood Frame	39.24	32	73	917
Total Estimated Land Improvements True Cash Value =				3,496

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	101,800	203,800			114,220C
2024	96,000	97,100	193,100			110,786C
2023	84,000	78,200	162,200			105,511C

Tax Description

L-953 P-623 234 LOT 16 SUNRISE CLUB SUBD

Comments/Influences

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1272 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,272
Total Base New : 222,633 E.C.F.
Total Depr Cost: 151,389 X 1.283
Estimated T.C.V: 194,232

(16) Porches/Decks

Area	Type
96	CCP (1 Story)
42	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 800
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1272 SF Floor Area = 1272 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,272		
			Total:	170,112	115,675
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
CCP (1 Story)			96	2,708	1,841
Deck					
Treated Wood			42	1,637	1,113
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			800	28,104	19,111
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Interior 1 Story			1	5,338	3,630
			Totals:	222,633	151,389

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 194,232

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-580-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SEVEK LARRY & MARSHA ANN	SEVEK LARRY & MARSH ANNE	0	03/22/2018	QC	18-LIFE ESTATE	1165:1116	PROPERTY TRANSFER	0.0
SLANEC MICHAEL & DEVON B	SEVEK, LARRY & MARSHA	238,000	07/17/2012	WD	21-NOT USED/OTHER	1117/1748	OTHER	100.0
		235,000	07/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

1105 LONG POINT

Owner's Name/Address

SEVEK LARRY & MARSH ANNE [LE]
6431 GENAW RD
CLAY MI 48001

Tax Description

L-940 P-359 (L-748 P-644) 234 1105 LONG POINT DR LOT 17 SUNRISE CLUB SUBD.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
CW	07/17/2019	INSPECTED
DMG	08/21/2013	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	60.00	150.00	1.0000	1.0000	3400	100		204,000
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	204,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	328	73	1,575
D/W/P: 3.5 Concrete	6.58	771	73	3,703
Total Estimated Land Improvements True Cash Value =				5,278

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	102,000	103,700	205,700			114,617C
2024	96,000	98,900	194,900			111,171C
2023	84,000	79,800	163,800			105,878C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1416 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,416
Total Base New : 224,754 E.C.F.
Total Depr Cost: 152,835 X 1.283
Estimated T.C.V: 196,087

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1416 SF Floor Area = 1416 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,416		
			Total:	181,222	123,233
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	15,154
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Fireplaces					
Exterior 1 Story			1	6,513	4,429
			Totals:	224,754	152,835

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 196,087

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-000-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CARRICK PAUL M
11630 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

BEING A PART OF GOVT LOT 2 SEC 21 T23N R4W DESC AS BEING A PART OF THE SE ¼ OF SEC 21 T23N R4W DESC AS COM AT THE W ¼ COR OF SD SEC 21 TH N89DEG31'06"E ALG THE E-W ¼ LINE 2634.20 FT TO THE CENTER OF SD SEC TH N89DEG26'40"E RECORDED AS 89DEG23'45"E ALG THE E-W ¼ LINE 739.40 FT TO THE CENTERLINE OF WEST SHORE DR TH S01DEG11'23"E RECORED AS S00DEG46'15"E ALG SD CENTERLINE 97.19 FT TH N89DEG21'37"E RECORED AS N89DEG46'45"E ALG THE SOUTHERLY ROW LINE OF YEAGER RD EXTENDED 33.00 FT TO THE POB TH CONT N89DEG21'37"E 235.06 FT TO THE INTERMEDIATE TRAVERSE LINE TH S32DEG39'54"E ALG SD TRAVERSE LINE 89.92 FT RECORDED AS S33DEG14'15"E 90.14 FT TH S73DEG43'25"W 125.47 FT RECORDED AS S73DEG37'00"W 127.00 FT TH S13DEG42'01"E 77.12 FT RECORDED AS S14DEG17'00"E 77.00 FT TH S65DEG58'57"W 148.68FT RECORDED AS ***BALANCE OF DESCRIPTION ON FILE***

Comments/Influences

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Class: RESIDENTIAL-COMMON Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: DO NOT DELETE

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11630 WEST SHORE DR

Owner's Name/Address
CARRICK PAUL M 11630 W SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-1069 P-2235-2274 234 UNIT 1 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: NEW FOR 09

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	07/11/2014	140121	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
CSZ	01/22/2016	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Work Description for Permit 140121, Issued 07/11/2014: DEMO OLD CABIN

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	31,500	51,900			23,051C
2024	19,200	30,100	49,300			22,358C
2023	16,800	24,500	41,300			21,294C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 480
Total Base New : 65,535 E.C.F.
Total Depr Cost: 48,496 X 1.283
Estimated T.C.V: 62,220

(16) Porches/Decks

Area	Type
96	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	61,766	45,707
Other Additions/Adjustments					
Deck					
Treated Wood			96	2,443	1,808
Water/Sewer					
Public Sewer			1	1,326	981
			Totals:	65,535	48,496

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 62,220

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL CONDOM	Zoning: R-1	Building Permit(s)	Date	Number	Status
11630 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS		DEMO	07/11/2014	14121	COMPLETE
	P.R.E. 0%		DEMO	09/03/2013	13197	COMPLETE
Owner's Name/Address	SA: NEW FOR 09					
CARRICK PAUL M 11630 W SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Tax Description

L-1069 P-2235-2274 234 UNIT 2 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	12/02/2013	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	54,800	75,200			13,378C
2024	19,200	52,400	71,600			12,976C
2023	16,800	42,600	59,400			12,359C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 26
Floor Area: 960
Total Base New : 112,057 E.C.F.
Total Depr Cost: 82,922 X 1.283
Estimated T.C.V: 106,389

(16) Porches/Decks

Area	Type
96	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	480		
			Total:	108,288	80,133
Other Additions/Adjustments					
Deck					
Treated Wood			96	2,443	1,808
Water/Sewer					
Public Sewer			1	1,326	981
			Totals:	112,057	82,922

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 106,389

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

11630 WEST SHORE DR

Owner's Name/Address

CARRICK PAUL M
11630 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1069 P-2235-2274 234 UNIT 3 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 09
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	08/01/2014	3911	CANCELED
DEMO	09/03/2013	131971	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	09/12/2023	INSPECTED
QT	11/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Work Description for Permit 3911, Issued 08/01/2014: 1ST FLOOR 24*28 & 2ND FLOOR 12*28

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	58,600	79,000			48,673C
2024	19,200	47,700	66,900			39,354C
2023	16,800	37,700	54,500			37,480C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2014	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 8
Floor Area: 672
Total Base New : 96,249 E.C.F.
Total Depr Cost: 88,548 X 1.283
Estimated T.C.V: 113,607

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 2014
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 672 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	672		
			Total:	83,340	76,672

Other Additions/Adjustments
Water/Sewer

1000 Gal Septic	1	4,550	4,186
Water Well, 150 Feet	1	8,359	7,690
	Totals:	96,249	88,548

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 113,607

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

11630 WEST SHORE DR

Owner's Name/Address

CARRICK PAUL M
11630 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1069 P-2235-2274 234 UNIT 4 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA: NEW FOR 09
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	08/01/2014	3912	CANCELED
DEMO	09/03/2013	131972	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/15/2024	INSPECTED
QT	09/12/2023	INSPECTED
QT	11/01/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Work Description for Permit 3912, Issued 08/01/2014: 1ST FLOOR - 24*28 & 2ND FLOOR 12*28

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	76,000	96,400			59,016C
2024	19,200	62,000	81,200			47,058C
2023	16,800	49,300	66,100			44,818C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
2014	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 8
Floor Area: 1,008
Total Base New : 125,442 E.C.F.
Total Depr Cost: 115,505 X 1.283
Estimated T.C.V: 148,193

(16) Porches/Decks

Area	Type
160	Treated Wood
32	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 2014
(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=92/100/100/100/92
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	672			
			Total:	107,661	99,049	
Other Additions/Adjustments						
Water/Sewer						
1000 Gal Septic			1	4,550	4,186	
Water Well, 150 Feet			1	8,359	7,690	
Deck						
Treated Wood			160	3,498	3,288	*9
Treated Wood			32	1,374	1,292	*9
			Totals:	125,442	115,505	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 148,193

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11630 WEST SHORE DR

Owner's Name/Address
CARRICK PAUL M 11630 W SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-1069 P-=2235-2274 234 UNIT 5 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: NEW FOR 09

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	16,200	36,600			24,501C
2024	19,200	15,400	34,600			23,765C
2023	16,800	12,500	29,300			22,634C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 387 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 51
Floor Area: 387
Total Base New : 50,680 E.C.F.
Total Depr Cost: 24,833 X 1.283
Estimated T.C.V: 31,860

(16) Porches/Decks

Area	Type
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 387 SF Floor Area = 387 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	387		
			Total:	48,281	23,657
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	650
Deck					
Treated Wood			24	1,073	526
			Totals:	50,680	24,833

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 31,860

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11630 WEST SHORE DR

Owner's Name/Address
CARRICK PAUL M 11630 W SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-1069 P-2235-2274 234 UNIT 6 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

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Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: NEW FOR 09

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	33,100	53,500			26,704C
2024	19,200	32,500	51,700			25,902C
2023	16,800	26,400	43,200			24,669C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 576
Total Base New : 74,885 E.C.F.
Total Depr Cost: 50,921 X 1.283
Estimated T.C.V: 65,332

(16) Porches/Decks

Area	Type
77	Treated Wood
18	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
			Total:	70,592	48,002
Other Additions/Adjustments					
Deck					
Treated Wood			77	2,162	1,470
Treated Wood			18	805	547
Water/Sewer					
Public Sewer			1	1,326	902
			Totals:	74,885	50,921

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 65,332

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11630 WEST SHORE DR

Owner's Name/Address
CARRICK PAUL M 11630 W SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-1069 P-2235-2274 234 UNIT 7 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA: NEW FOR 09

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	34,200	54,600			26,704C
2024	19,200	33,500	52,700			25,902C
2023	16,800	27,200	44,000			24,669C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 32
Floor Area: 576
Total Base New : 77,266 E.C.F.
Total Depr Cost: 52,541 X 1.283
Estimated T.C.V: 67,410

(16) Porches/Decks

Area	Type
77	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
			Total:	72,705	49,439
Other Additions/Adjustments					
Deck					
Treated Wood			77	2,162	1,470
Treated Wood			24	1,073	730
Water/Sewer					
Public Sewer			1	1,326	902
			Totals:	77,266	52,541

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 67,410

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-587-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
11630 WEST SHORE DR

Owner's Name/Address
CARRICK PAUL M 11630 W SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-1069 P-2235-2274 234 UNIT 8 TRADEWINDS CONDOMINIUMS SPLIT ON 12/15/2008 FROM 006-021-014-0040, 006-021-014-0050;

Comments/Influences

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Class: RESIDENTIAL CONDOM Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 08/28/2009

SA: NEW FOR 09

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/29/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	13.00	100.00	1.0000	0.9221	3400	100		40,757
13 Actual Front Feet, 0.03 Total Acres							Total Est. Land Value =	40,757

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Split, 2 Rail	16.48	460	24	1,819
Fencing: Wd, Solid, 6 ft.	30.88	64	24	474
D/W/P: 3.5 Concrete	6.58	104	24	164
D/W/P: 3.5 Concrete	6.58	250	74	1,217
Wood Frame/Conc.	31.58	192	49	2,971
Wood Frame/Conc.	33.58	144	49	2,370
Total Estimated Land Improvements True Cash Value =				9,015

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,400	94,300	114,700			44,321C
2024	19,200	89,600	108,800			42,989C
2023	16,800	72,700	89,500			40,942C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
X	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1238 S.F.
Slab: 220 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 51
Floor Area: 2,226
Total Base New : 277,167 E.C.F.
Total Depr Cost: 135,811 X 1.283
Estimated T.C.V: 174,246

(16) Porches/Decks

Area	Type
24	CPP
336	WCP (1 Story)
160	Treated Wood
18	Treated Wood
12	Roof Cover Onl
140	Brzwy, FW

(17) Garage

Year Built: 1980
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1458 SF Floor Area = 2226 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/100/100/49
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	768		
1 Story	Siding	Crawl Space	240		
1 Story	Siding	Crawl Space	230		
1 Story	Siding	Slab	220		
			Total:	225,111	110,304

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	3,860	1,891
Porches			
WCP (1 Story)	336	9,821	4,812
CPP	24	633	310
Deck			
Treated Wood	160	3,498	1,714
Treated Wood	18	805	394
w/Roof (Roof portion)	12	248	122
Garages			
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	440	16,408	8,040
Common Wall: 1 Wall	1	-2,045	-1,002
Water/Sewer			
Public Sewer	1	1,326	650
Water Well, 150 Feet	1	8,359	4,096
Breezeways			
Frame Wall	140	8,393	4,113

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-001-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON GARY & JENNIFER	SLY ROY M & DIANE D	145,000	09/25/2015	WD	19-MULTI PARCEL ARM'S LEN	1154-551	PROPERTY TRANSFER	100.0

Property Address

12708 WEST SHORE DR

Owner's Name/Address

SLY ROY M & DIANE D
1209 LUCERNE DR
DEWITT MI 48820

Tax Description

L621/P579 L1154/P551 L1154/P549 L1120/P391 L1154/P537 234 THAT PART OF LOT 27 BEG AT NW COR TH N 89 DEG 28'23"E 126.65 FT TH S 36 DEG 28'14"W 23 FT TH N 81 DEG 23'46"W 114.3 FT TO POB THE LEWIS SUB AND LOT 1 WADES LANDING. COMBINED ON 12/15/2024 FROM 006-591-001-0000, 006-310-027-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	10/19/2015	PB15-0285	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	52.00	150.00	1.0000	1.0000	3400	100		176,800
LAKEVIEW	15.37	150.00	1.0000	1.0000	3400	100		52,247
75 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	229,047

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1024	70	4,416
Total Estimated Land Improvements True Cash Value =				4,416

Work Description for Permit PB15-0285, Issued 10/19/2015: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	114,500	66,300	180,800			120,711C
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 944 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 38
Floor Area: 944
Total Base New : 156,544 E.C.F.
Total Depr Cost: 97,057 X 1.283
Estimated T.C.V: 124,524

(16) Porches/Decks

Area	Type
126	WGEP (1 Story)
200	4in Concrete
54	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 944 SF Floor Area = 944 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	944		
			Total:	112,182	69,553
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			126	10,313	6,394
4in Concrete			200	1,470	911
Deck					
Treated Wood			54	1,798	1,115
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	17,434	10,809
Common Wall: 1 Wall			1	-2,045	-1,268
Water/Sewer					
Public Sewer			1	1,326	822
Water Well, 150 Feet			1	8,359	5,183
Fireplaces					
Exterior 1 Story			1	5,707	3,538
			Totals:	156,544	97,057

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 124,524

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		86,500	10/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12716 WEST SHORE DR

Owner's Name/Address

KIPPEN DANIEL R & DONNA M
296 MAE CT
ROMEO MI 48065

Tax Description

L-654 P-533 234 LOT 2 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	678	70	2,923
Wood Frame	28.72	80	50	1,149
Total Estimated Land Improvements True Cash Value =				4,072

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	62,200	148,900			85,521C
2024	81,600	59,400	141,000			82,950C
2023	71,400	47,700	119,100			79,000C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1172 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 1,172
Total Base New : 151,809 E.C.F.
Total Depr Cost: 91,085 X 1.283
Estimated T.C.V: 116,862

(16) Porches/Decks

Area	Type
312	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1172 SF Floor Area = 1172 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,172		
			Total:	130,998	78,599
Other Additions/Adjustments					
Deck					
Treated Wood			312	5,419	3,251
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
Fireplaces					
Exterior 1 Story			1	5,707	3,424
			Totals:	151,809	91,085

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 116,862

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		247,000	09/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
12728 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 100% 05/09/2024					
Owner's Name/Address	SA:					
WILSON GARY K & JENNIFER 12728 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [X] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [X] Street Lights
- [X] Standard Utilities
- [ ] Underground Utils.

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	249	75	1,228
D/W/P: 3.5 Concrete	6.58	979	95	6,120
D/W/P: 3.5 Concrete	6.58	28	95	175
Wood Frame	33.17	75	50	1,244
Wood Frame	27.00	144	87	3,383
Total Estimated Land Improvements True Cash Value =				12,150

Topography of Site

- [X] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [X] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Tax Description

L-902 P-38-39 (L-380 P-639) 234 LOT 3 WADES LANDING.

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	99,800	186,500			103,660C
2024	81,600	95,300	176,900			100,544C
2023	71,400	77,300	148,700		148,700C	95,757C

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 992 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 35
Floor Area: 1,240
Total Base New : 217,721 E.C.F.
Total Depr Cost: 141,569 X 1.283
Estimated T.C.V: 181,633

(16) Porches/Decks

Area	Type
36	CCP (1 Story)
220	Treated Wood
28	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 992 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	992		
			Total:	166,413	108,157
Other Additions/Adjustments					
Exterior					
Stone Veneer			64	2,429	1,579
Plumbing					
3 Fixture Bath			1	4,646	3,020
Porches					
CCP (1 Story)			36	1,157	752
Deck					
Treated Wood			220	4,413	2,868
w/Roof (Roof portion)			28	620	465
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	14,485
Common Wall: 1 Wall			1	-2,219	-1,442
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Interior 1 Story			1	5,338	3,470
Wood Stove			1	2,551	1,658
			Totals:	217,721	141,569

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 181,633

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD WILLIAM E & HELEN M	RUSSO ROBERT & MARILYN	160,000	07/30/2015	WD	19-MULTI PARCEL ARM'S LEN	1152-688	PROPERTY TRANSFER	100.0
BAIRD WILLIAM E & HELEN M	BAIRD, WILLIAM E & HENEN M	0	04/12/1999	QC	21-NOT USED/OTHER	1071/1392	OTHER	0.0

Property Address

12738 WEST SHORE DR

Owner's Name/Address

RUSSO ROBERT & MARILYN
12738 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-375 P-559 234 LOT 4 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/22/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	09/20/2021	PB21-0344	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/03/2022	INSPECTED
QT	11/08/2021	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Work Description for Permit PB21-0344, Issued 09/20/2021: 1666 SQUARE FEET REMODEL; 507 SQUARE FEET ADDITION. LAKE TOWNSHIP LAND USE DATED 9/17/21 #004400. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 9/9/21 #4061.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	127,100	213,800			138,093C
2024	81,600	121,300	202,900			133,941C
2023	71,400	97,700	169,100			127,563C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1772 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min	

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,772
Total Base New : 253,430 E.C.F.
Total Depr Cost: 193,285 X 1.283
Estimated T.C.V: 247,985

(16) Porches/Decks

Area	Type
192	Treated Wood
84	Composite

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1772 SF Floor Area = 1772 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
1 Story	Siding	Crawl Space	132			*9
1 Story	Siding	Crawl Space	128			*9
1 Story	Siding	Crawl Space	264			*9
			Total:	227,666	174,532	

Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	4,646	3,159	
Deck				
Treated Wood	192	4,028	2,739	
Composite w/Roof (Deck Portion)	84	2,407	2,383	*9
Composite w/Roof (Roof portion)	84	1,574	1,558	
Water/Sewer				
Public Sewer	1	1,494	1,016	
Water Well, 150 Feet	1	8,594	5,844	
Fireplaces				
Direct-Vented Gas	1	3,021	2,054	
	Totals:	253,430	193,285	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 247,985

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FELDPAUSCH ROBERT & TAMARA	FELDPAUSCH ROBERT A & TAMA	0	12/15/2020	WD	18-LIFE ESTATE	1174:2649	PROPERTY TRANSFER	0.0
FELDPAUSCH ROBERT & TAMARA	FELDPAUSCH ROBERT & TAMARA	0	08/20/2020	QC	18-LIFE ESTATE	1173:1849	PROPERTY TRANSFER	0.0
BATES DOROTHY L	FELDPAUSCH, ROBERT & TAMAR	175,000	04/24/2009	WD	03-ARM'S LENGTH	1082/1982	OTHER	100.0

Property Address

12752 WEST SHORE DR

Owner's Name/Address

FELDPAUSCH ROBERT A & TAMARA T [LE]
10338 TOWNSEND RD
FOWLER MI 48835

Tax Description

L-1020 P-2018 (L-810 P-76) 234 LOT 5 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
HOUSE	07/10/2015	PB15-0161	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	96	50	316
D/W/P: Brick on Sand	18.02	30	75	406
Wood Frame/Conc.	36.11	96	75	2,600
Total Estimated Land Improvements True Cash Value =				3,322

Work Description for Permit PB15-0161, Issued 07/10/2015: 26*34 ONE STORY ADDITION TO HOUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	120,300	207,000			116,807C
2024	81,600	114,900	196,500			113,295C
2023	71,400	92,500	163,900			107,900C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 806 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 20
Floor Area: 1,209
Total Base New : 224,820 E.C.F.
Total Depr Cost: 179,863 X 1.283
Estimated T.C.V: 230,764

(16) Porches/Decks

Area	Type
248	WGEP (1 Story)
168	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 732
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 806 SF Floor Area = 1209 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	806		
			Total:	155,575	124,467
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,717
Porches					
WGEP (1 Story)			248	17,586	14,069
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			732	26,469	21,175
Common Wall: 1/2 Wall			1	-1,106	-885
Water/Sewer					
Public Sewer			1	1,494	1,195
Water Well, 150 Feet			1	8,594	6,875
Breezeways					
Frame Wall			168	11,562	9,250
			Totals:	224,820	179,863

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 230,764

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		126,000	06/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12762 WEST SHORE DR

Owner's Name/Address

NEUDER LOUIS M & SUSAN A
1203 GLASTONBURY DR
ST JOHNS MI 48879

Tax Description

L-870 P-253 (L-356 P-377) 234 12762 W SHORE DR LOT 6 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/26/2020	PB20-0080	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	160	70	737
D/W/P: 3.5 Concrete	6.58	192	75	947
Total Estimated Land Improvements True Cash Value =				1,684

Work Description for Permit PB20-0080, Issued 05/26/2020: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	82,600	167,600			93,677C
2024	80,000	78,900	158,900			90,861C
2023	70,000	63,300	133,300			86,535C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1026 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 30
Floor Area: 1,026
Total Base New : 176,649 E.C.F.
Total Depr Cost: 123,654 X 1.283
Estimated T.C.V: 158,648

(16) Porches/Decks

Area	Type
28	CCP (1 Story)
260	Treated Wood
192	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 336
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1026 SF Floor Area = 1026 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,026		
			Total:	136,624	95,636
Other Additions/Adjustments					
Porches					
CCP (1 Story)			28	934	654
Deck					
Treated Wood			260	4,919	3,443
w/Roof (Roof portion)			192	3,256	2,279
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			336	15,490	10,843
Water/Sewer					
Public Sewer			1	1,494	1,046
Water Well, 150 Feet			1	8,594	6,016
Fireplaces					
Interior 1 Story			1	5,338	3,737
			Totals:	176,649	123,654

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 158,648

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DENNIS ROBERT P TRUST	KOTOWICZ LARRY E & JEANIE	160,000	06/30/2017	WD	03-ARM'S LENGTH	1162:2495	PROPERTY TRANSFER	100.0
DENNIS CATHERINE	DENNIS ROBERT P	0	10/26/2015	PTA	09-FAMILY		PROPERTY TRANSFER	0.0
DENNIS ROBERT P & CATHERIN	DENNIS ROBERT P	0	10/26/2015	QC	21-NOT USED/OTHER	1155-339	PROPERTY TRANSFER	0.0
DENNIS ROBERT P	DENNIS ROBERT P TRUST	0	09/07/2015	QC	21-NOT USED/OTHER	1160-0256	PROPERTY TRANSFER	0.0

Property Address

12772 WEST SHORE DR

Owner's Name/Address

KOTOWICZ LARRY E & JEANIE A
6306 STONEHEARTH PASS
GRAND BLANC MI 48439

Tax Description

L-748 P-579 234 LOT 7 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	58	70	250
Wood Frame	33.66	48	75	1,212
Total Estimated Land Improvements True Cash Value =				1,462

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	62,600	149,300			104,337C
2024	81,600	59,800	141,400			101,200C
2023	71,400	47,800	119,200			96,381C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 816
Total Base New : 133,799 E.C.F.
Total Depr Cost: 93,659 X 1.283
Estimated T.C.V: 120,164

(16) Porches/Decks

Area	Type
12	CPP
12	CPP
164	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	98,816	69,171
Other Additions/Adjustments					
Deck					
Treated Wood			164	3,556	2,489
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			440	16,408	11,486
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Interior 1 Story			1	4,700	3,290
Porches					
CPP			12	317	222
CPP			12	317	222
			Totals:	133,799	93,659

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 120,164

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12782 WEST SHORE DR

Owner's Name/Address
MEIER GERALD E & MARY J TRUST 2/14/97 6213 W COURT STREET FLINT MI 48532

Tax Description
L-855 P-34 (L-609 P-11) 234 12782 W HOUGHTON LAKE DRIVE 48629LOT 8 EXC W 126 FT WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	80.00	88.00	1.0000	0.8988	3400	100		244,482
80 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	244,482

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	48	50	158
Wood Frame	37.85	48	75	1,363
Total Estimated Land Improvements True Cash Value =				1,521

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	122,200	51,500	173,700			98,438C
2024	115,100	47,700	162,800			95,479C
2023	100,700	37,900	138,600			90,933C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1988	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 15
Floor Area:
Total Base New : 112,197 E.C.F.
Total Depr Cost: 72,928 X 1.283
Estimated T.C.V: 93,567

(16) Porches/Decks

Area	Type
332	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 1988
(11) Heating System: Forced Warm Air
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	960		
			Total:	94,929	61,704
Other Additions/Adjustments					
Deck					
Treated Wood			332	6,122	3,979
Water/Sewer					
Public Sewer			1	1,914	1,244
Water Well, 150 Feet			1	9,232	6,001
			Totals:	112,197	72,928

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 93,567

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-008-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BATE JOHN F & CONCETTA & E	MATICKA MICHAEL E & DEBORA	145,000	04/05/2021	WD	03-ARM'S LENGTH	1176:904	PROPERTY TRANSFER	100.0
POINDEXTER BARRY D & SHERR	BATE JOHN F & CONCETTA &	75,000	11/01/1998	WD	21-NOT USED/OTHER	0815:481	DEED	0.0

Property Address

12782 WEST SHORE DR

Owner's Name/Address

MATICKA MICHAEL E & DEBORAH M TRUST
2805 ABIGAIL LN
MIDLAND MI 48640

Tax Description

L815/P481 234 THAT PART OF LOT 8 WADES LANDING LYING NORTHWESTERLY OF A LINE PARALLEL TO AND 126 FEET SOUTHEASTERLY OF THE CENTERLINE OF WEST SHORE DRIVE DESCRIBED AS BEG AT THE MOST NORTHERLY COR OF LOT 8 WADES LANDING TH S35DEG00'39"W ALG THE ROW LINE OF WEST SHORE DR 53.43 FT TH S43DEG24'39"E ALG THE LINE COMMON TO LOTS 7 AND 8 WADES LANDING 91.0 FT TH N36DEG30'41"E 68.27 FT TH N52DEG53'24"W 91.0 FT TO THE POB

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	06/18/2021	LU21-4423	COMPLETE
DECK	08/26/2013	13185	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/04/2021	INSPECTED
DMG	12/06/2013	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	53.00	150.00	1.0000	1.0000	675	100		35,775
53 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	35,775

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 5 ft.	27.94	48	49	657
D/W/P: 3.5 Concrete	6.58	28	69	127
Wood Frame	28.00	120	74	2,486
Total Estimated Land Improvements True Cash Value =				3,270

Work Description for Permit LU21-4423, Issued 06/18/2021: 3' HIGH FENCE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	17,900	72,200	90,100			66,495C
2024	13,300	68,100	81,400			64,496C
2023	10,600	59,800	70,400			61,425C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 900 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 1,575
Total Base New : 208,208 E.C.F.
Total Depr Cost: 164,484 X 0.833
Estimated T.C.V: 137,015

(16) Porches/Decks

Area	Type
16	CPP
16	CPP
12	CPP
528	Treated Wood
40	Wood Balcony
40	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 900 SF Floor Area = 1575 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Crawl Space	900		
			Total:	181,155	143,112
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,670
Deck					
Treated Wood			528	7,830	6,186
Balcony					
Wood Balcony			40	1,630	1,288
Wood Balcony			40	1,630	1,288
Water/Sewer					
Public Sewer			1	1,494	1,180
Water Well, 150 Feet			1	8,594	6,789
Porches					
CPP			16	447	353
CPP			16	447	353
CPP			12	335	265
			Totals:	208,208	164,484

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 137,015

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12856 WEST SHORE DR B

Owner's Name/Address
POTTERPIN RONALD J & TERRY A 1250 ETHEL ST OKEMOS MI 48864

Tax Description
L-895 P-456 (L-514 P-650) 234 PART OF LOT 9 COM AT NW COR TH S43DEG25'E 90 FT FOR POB TH S43DEG25'E 150 FT TO SH OF LK TH S49DEG27'W ON SH 50 FT TH N 47DEG17'W 138.2 FT TH N37DEG12'E 60 FT TO POB (1) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	188	75	928
Total Estimated Land Improvements True Cash Value =				928

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	122,500	207,500			116,205C
2024	80,000	117,100	197,100			112,711C
2023	70,000	94,100	164,100			107,344C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 16
Floor Area: 1,264
Total Base New : 220,491 E.C.F.
Total Depr Cost: 185,220 X 1.283
Estimated T.C.V: 237,637

(16) Porches/Decks

Area	Type
28	WCP (1 Story)
288	Treated Wood
144	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 288
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 832 SF Floor Area = 1264 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	832		
0.5 Story	Siding	Overhang	32		
			Total:	161,312	135,510

Other Additions/Adjustments			
Plumbing			
3 Fixture Bath	1	4,646	3,903
Porches			
WCP (1 Story)	28	2,123	1,783
Deck			
Treated Wood	288	5,262	4,420
Balcony			
Wood Balcony, Roof	144	8,267	6,944
Garages			
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	576	22,285	18,719
Storage Over Garage	288	3,957	3,324
Water/Sewer			
Public Sewer	1	1,494	1,255
Water Well, 150 Feet	1	8,594	7,219
Fireplaces			
Wood Stove	1	2,551	2,143
	Totals:	220,491	185,220

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 237,637

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0010 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH LINDA M REV LIVING T	BARNETT PHILLIP E & THERES	250,000	10/12/2023	WD	03-ARM'S LENGTH	1185:1717	DEED	100.0
SMITH LINDA M	SMITH LINDA M [LE]	0	11/14/2017	QC	15-LADY BIRD	1181:2065	PROPERTY TRANSFER	0.0
SMITH EDWARD J		0	08/30/2017	OTH	07-DEATH CERTIFICATE	1181:2064	OTHER	0.0
FRYE FORD H ESTATE	SMITH EDWARD J & LINDA M	0	01/18/2001	OTH	08-ESTATE	0914:153	DEED	100.0

Property Address

12856 WEST SHORE DR

Owner's Name/Address

BARNETT PHILLIP E & THERESA L
5266 KATHERINE CT
SAGINAW MI 48603

Tax Description

L-914 P-153 (L-448 P-357) 234 PART OF LOT 9 COM AT NW COR TH S38DEG17'47"W 100 FT TH S52DEG59'E 90.7 FT TH S37 DEG12'W 22 FT TH S47DEG19'E 128.15 FT TOSH OF LK TH N49DEG27'E ON SH 47 FT TH N 47DEG17'W 138.2 FT TH N37DEG12'E 60 FT TH N43DEG25'W 90 FT TO POB (2) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	47.00	150.00	1.0000	1.0000	3400	100		159,800
47 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	159,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	232	50	714
Total Estimated Land Improvements True Cash Value =				714

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	79,900	62,500	142,400			138,875C
2024	75,200	59,500	134,700			134,700S
2023	65,800	47,700	113,500			76,745C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1320 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 45
Floor Area: 1,320
Total Base New : 171,145 E.C.F.
Total Depr Cost: 94,128 X 1.283
Estimated T.C.V: 120,766

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1320 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	1,320		
			Total:	145,052	79,778

Other Additions/Adjustments
Garages
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	440	16,408	9,024
Water/Sewer			
Public Sewer	1	1,326	729
Water Well, 150 Feet	1	8,359	4,597
	Totals:	171,145	94,128

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 120,766

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0020 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACDONALD JULIA A	MACDONALD GARY L & JULIA A	0	12/02/2022	PTA	14-INTO/OUT OF TRUST		PROPERTY TRANSFER	0.0
MACDONALD JULIA A	MACDONALD GARYL L & JULIA	0	12/02/2022	WD	14-INTO/OUT OF TRUST	1183:0878	DEED	0.0
MACDONALD JULIA A REV TRUS	MACDONALD JULIA A	0	12/01/2022	WD	21-NOT USED/OTHER	1183:725	PROPERTY TRANSFER	0.0
MACDONALD JULIA A	MACDONALD JULIA A REV TRUS	0	04/03/2009	WD	21-NOT USED/OTHER	1082:1162	DEED	0.0

Property Address

12844 WEST SHORE DR

Owner's Name/Address

MACDONALD GARYL L & JULIA A TRUST
2460 DOANE HWY
CHARLOTTE MI 48813

Tax Description

L-743 P-431 234 PART OF LOT 9 COM AT NW COR TH S38DEG17'47"W 100 FT FOR POB TH S52DEG59'E 90.7 FT TH S37DEG12'W 40 FT TH N52DEG59'W 92.2 FT TH N38DEG17'47"E 40 FT TO POB (3) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SCREENED PORCH	09/20/2010	243	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	40.00	150.00	1.0000	1.0000	675	100		27,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl,Picket,36-48	22.66	32	75	544
D/W/P: 3.5 Concrete	6.16	1193	75	5,512
Total Estimated Land Improvements True Cash Value =				6,056

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,500	35,600	49,100			19,819C
2024	10,000	33,900	43,900			19,224C
2023	8,000	29,500	37,500			18,309C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 680 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 680
Total Base New : 105,011 E.C.F.
Total Depr Cost: 75,792 X 0.833
Estimated T.C.V: 63,135

(16) Porches/Decks

Area	Type
210	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 680 SF Floor Area = 680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	680			
			Total:	81,717	57,203	
Other Additions/Adjustments						
Porches						
CGEP (1 Story)			210	11,420	10,278	*9
Water/Sewer						
Public Sewer			1	1,326	928	
Water Well, 150 Feet			1	8,359	5,851	
Fireplaces						
Prefab 1 Story			1	2,189	1,532	
			Totals:	105,011	75,792	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 63,135

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0030 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BYAM RICHARD	BYAM RICHARD & VICARY CARE	0	07/31/2014	QC	21-NOT USED/OTHER	1141-1964	PROPERTY TRANSFER	0.0

Property Address

12838 WEST SHORE DR

Owner's Name/Address

BYAM RICHARD
12838 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-374 P-205 234 12838 W HGTN LK DR 48629PART OF LOT 9 COM AT NW COR TH S38DEG17'47"W 140 FT FOR POB TH S52DEG59'E 91.5 FT TH S37DEG12'W 40 FT TH N52DEG59'W 92.2 FT TH N38DEG17'47"E 40 FT TO POB (4) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 02/16/1995
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/18/2019	PB19-0173	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	40.00	150.00	1.0000	1.0000	675	100		27,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1334	75	6,163
D/W/P: Brick on Sand	16.54	300	50	2,481
Total Estimated Land Improvements True Cash Value =				8,644

Work Description for Permit PB19-0173, Issued 06/18/2019: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,500	42,900	56,400			33,773C
2024	10,000	40,800	50,800			32,758C
2023	8,000	35,700	43,700			31,199C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 756 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 756
Total Base New : 128,307 E.C.F.
Total Depr Cost: 89,814 X 0.833
Estimated T.C.V: 74,815

(16) Porches/Decks

Area	Type
144	CGEP (1 Story)
15	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 288
% Good: 0
Storage Area: 216
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 756 SF Floor Area = 756 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	756		
			Total:	92,149	64,505
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			144	8,749	6,124
CPP			15	396	277
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			288	12,537	8,776
Storage Over Garage			216	2,642	1,849
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Wood Stove			1	2,149	1,504
			Totals:	128,307	89,814

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 74,815

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0040 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACDONALD JULIA A	MACDONALD GARY L & JULIA A	0	12/02/2022	WD	14-INTO/OUT OF TRUST	1183:878	PROPERTY TRANSFER	0.0
MACDONALD JULIA A REV TRUS	MACDONALD JULIA A	0	12/01/2022	WD	21-NOT USED/OTHER	1183:725	PROPERTY TRANSFER	0.0
BYAM RICHARD	BYAM RICHARD & VICARY CARE	0	07/31/2014	QC	21-NOT USED/OTHER	1141-1964	PROPERTY TRANSFER	0.0
MACDONALD JULIA A	MACDONALD JULIA A REV TRUS	0	04/30/2009	WD	26-PARTIAL INTEREST	1082:1662	DEED	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

BYAM RICHARD
12838 W SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-900 P-112 L-360 P-9&10 (L-777 P-622)234 PART OF LOT 9 COM AT NW COR TH S38DEG17'47"W 140 FT TH S52DEG59'E 91.5 FT FOR POB TH N37DEG12'E 18 FT TH S47DEG19'E 128.15 FT TO SH OF LK TH S49DEG27'W ALG SH 47 FT TH N47DEG20'W 118 FT TH N37DEG 12'E 29 FT TO POB (4A) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/19/2014

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	47.00	150.00	1.0000	1.0000	3400	100		159,800
47 Actual Front Feet, 0.16 Total Acres							Total Est. Land Value =	159,800

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	79,900	0	79,900			46,781C
2024	75,200	0	75,200			45,375C
2023	65,800	0	65,800			43,215C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0050 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12832 WEST SHORE DR

Owner's Name/Address
SCHNEIDMILLER FRED H 3226 MACKINAW SAGINAW MI 48602

Tax Description
L-242 P-109 234 PART OF LOT 9 COM AT NW COR TH S38DEG17'47"W 180 FT FOR POB TH S52DEG59'E 92.2 FT TH S37DEG12'W 40 FT TH N52DEG59'W 92.8 FT TH N37DEG29'52"E 15.12 FT TH N38DEG17'47"E 24.88 FT TO POB (5) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	40.00	150.00	1.0000	1.0000	675	100		27,000
40 Actual Front Feet, 0.14 Total Acres							Total Est. Land Value =	27,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	62	50	179
Wood Frame	30.00	48	50	720
Wood Frame	31.10	8	25	62
Total Estimated Land Improvements True Cash Value =				961

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	13,500	13,900	27,400			12,516C
2024	10,000	13,200	23,200			12,140C
2023	8,000	11,100	19,100			11,562C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 312 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 35
Floor Area: 312
Total Base New : 48,838 E.C.F.
Total Depr Cost: 31,744 X 0.833
Estimated T.C.V: 26,443

(16) Porches/Decks

Area	Type
8	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 312 SF Floor Area = 312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	312		
			Total:	39,339	25,569
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,175	764
Water Well, 150 Feet			1	8,124	5,281
Porches					
CPP			8	200	130
			Totals:	48,838	31,744

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 26,443

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0060 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GLENNAN THOMAS B & DEBRA R	GLENNAN THOMAS B & DEBRA R	0	06/06/2022	QC	15-LADY BIRD	1181:1117	PROPERTY TRANSFER	0.0
		149,900	08/01/2000	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12834 WEST SHORE DR

Owner's Name/Address

GLENNAN THOMAS B & DEBRA R [LE]
12834 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-894 P-409 234 PART OF LOT 9 COM AT NW COR TH S43DEG25'E 90 FT TH S37DEG12'W 154 FT FOR POB TH S47DEG20'E 118.1 FT TO SH OF LK TH S49 DEG27'W ALG SH 48 FT TH N47DEG25'W 108 FT TH N37DEG12'E 48 FT TO POB (6) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/02/2012

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	10/29/2010	-2781	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	10/12/2011	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	48.00	150.00	1.0000	1.0000	3400	100		163,200
48 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	163,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.02	298	75	4,027
Wood Frame	37.85	48	75	1,363
Total Estimated Land Improvements True Cash Value =				5,390

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	81,600	125,900	207,500			100,836C
2024	76,800	120,100	196,900			97,805C
2023	67,200	97,200	164,400			93,148C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 996 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C +5
Effec. Age: 30
Floor Area: 1,752
Total Base New : 266,636 E.C.F.
Total Depr Cost: 186,965 X 1.283
Estimated T.C.V: 239,876

(16) Porches/Decks

Area	Type
239	Composite
24	Treated Wood
182	Roof Cover Onl
16	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 396
% Good: 68
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 996 SF Floor Area = 1752 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	516			
1.5 Story	Siding	Crawl Space	480			
			Total:	217,984	152,581	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,252	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			396	17,175	11,679	*6
Water/Sewer						
Public Sewer			1	1,494	1,046	
Water Well, 150 Feet			1	8,594	6,016	
Fireplaces						
Direct-Vented Gas			1	3,021	2,115	
Deck						
Composite			239	4,785	3,349	
Treated Wood			24	1,096	767	
Treated Wood			16	731	183	*2
w/Roof (Roof portion)			182	3,110	2,177	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	266,636	186,965	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 239,876

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0070 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLMES JOYCE M		0	08/17/2020	OTH	07-DEATH CERTIFICATE	1176:26	OTHER	0.0
		28,000	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12826 WEST SHORE DR

Owner's Name/Address

HOLMES JERRY M
12826 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-940 P-1134 (L-841 P-56&L-661 P-521)234 PART OF LOT 9 COM AT NW COR THEREOF TH S 38 DEG 17' 47" W 204.88 FT TH S 37 DEG 29' 52" W 15.12 FTFOR POB TH S 52 DEG 58' E 92.8 FT TH S 37 DEG 12' W 38 FT TH N 52 DEG 59' W 92.4 FT TH N 35 DEG 0' 39" E 12.61 FT TH N 37 DEG 29' 52" E 25.39 FT TO POB (7) WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 04/02/2017

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	38.00	93.00	1.0000	0.7874	675	100		20,197
38 Actual Front Feet, 0.08 Total Acres							Total Est. Land Value =	20,197

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1204	95	7,046
Total Estimated Land Improvements True Cash Value =				7,046

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	10,100	42,900	53,000			26,128C
2024	7,500	40,700	48,200			25,343C
2023	6,000	35,600	41,600			24,137C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 684 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 1,026
Total Base New : 122,224 E.C.F.
Total Depr Cost: 91,666 X 0.833
Estimated T.C.V: 76,358

(16) Porches/Decks

Area	Type
84	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 684 SF Floor Area = 1026 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	684		
			Total:	106,883	80,161
Other Additions/Adjustments					
Exterior					
Stone Veneer			36	1,230	922
Deck					
Treated Wood			84	2,277	1,708
Water/Sewer					
Public Sewer			1	1,326	994
Water Well, 150 Feet			1	8,359	6,269
Fireplaces					
Direct-Vented Gas			1	2,149	1,612
			Totals:	122,224	91,666

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 76,358

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0080 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAGLER RODNEY R & JULIE A	HAGLER RODNEY R & JULIE A	0	08/19/2022	WD	15-LADY BIRD	1182:711	DEED	0.0

Property Address

12820 WEST SHORE DR

Owner's Name/Address

HAGLER RODNEY R & JULIE A [LE]
12298 COOK RD
GAINES MI 48436

Tax Description

L-585 P-597 234 PART OF LOT 9 COM AT NW COR THEREOF TH S 38 DEG 17' 47" W 204.88 FT TH S 37 DEG 29' 52" W 40.51 FTTH S 35 DEG 0' 39" W 12.61 FT FOR POB THS 52 DEG 59' E 92.4 FT TH S 37 DEG 12' W38 FT TH N 52 DEG 59' W 91 FT TH N 35 DEG 0' 39" E 38 FT TO POB (8) WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	07/25/2008	PB08-0205	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	38.00	150.00	1.0000	1.0000	675	100		25,650
38 Actual Front Feet, 0.13 Total Acres							Total Est. Land Value =	25,650

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.66	48	50	808
Total Estimated Land Improvements True Cash Value =				808

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	12,800	23,000	35,800			17,079C
2024	9,500	22,200	31,700			16,566C
2023	7,600	19,100	26,700			15,778C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Log
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 576
Total Base New : 81,923 E.C.F.
Total Depr Cost: 53,249 X 0.833
Estimated T.C.V: 44,357

(16) Porches/Decks

Area	Type
117	4in Concrete

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Wall/Floor Furnace
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	216		
1 Story	Pine Logs	Slab	252		
1 Story	Siding	Slab	108		
			Total:	71,378	46,395

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,326	862
Water Well, 150 Feet	1	8,359	5,433
Porches			
4in Concrete	117	860	559
	Totals:	81,923	53,249

Notes:

ECF (4006 OFF LAKE 1) 0.833 => TCV: 44,357

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0090 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLMAN WAYNE V	WELLMAN WAYNE V [LE]	0	05/16/2018	OTH	18-LIFE ESTATE	1165:2568	PROPERTY TRANSFER	0.0

Property Address

12824 WEST SHORE DR

Owner's Name/Address

WELLMAN WAYNE V [LE]
3530 E TOWNLINE
BIRCH RUN MI 48415

Tax Description

L-864 P-521 (L-361 P-626) 234 PART OF LOT 9 COM AT NW COR THEREOF TH S 43 DEG 25' E 90 FT TH S 37 DEG 12' W 202 FT FOR POB TH S 47DEG 25' E 108 FT TO SH OF HOUGHTON LAKE TH S 49 DEG 27' W ON SH 50 FT TH N 47 DEG 28' W 97.3 FT TH N 37 DEG 12' E 50 FT TO POB (9) WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1187	70	5,467
Wood Frame	28.00	120	75	2,520
Total Estimated Land Improvements True Cash Value =				7,987

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	84,400	169,400			95,402C
2024	80,000	80,500	160,500			92,534C
2023	70,000	65,000	135,000			88,128C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 760 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 35
Floor Area: 1,330
Total Base New : 186,308 E.C.F.
Total Depr Cost: 121,100 X 1.283
Estimated T.C.V: 155,371

(16) Porches/Decks

Area	Type
354	Treated Wood
60	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 760 SF Floor Area = 1330 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Slab	760		
			Total:	152,579	99,176
Other Additions/Adjustments					
Exterior					
Stone Veneer			66	2,505	1,628
Plumbing					
3 Fixture Bath			1	4,646	3,020
Deck					
Treated Wood			354	6,022	3,914
Balcony					
Wood Balcony			60	2,444	1,589
Water/Sewer					
Public Sewer			1	1,494	971
Water Well, 150 Feet			1	8,594	5,586
Fireplaces					
Exterior 2 Story			1	8,024	5,216
			Totals:	186,308	121,100

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 155,371

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0100 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

12802 WEST SHORE DR A

Owner's Name/Address

MCCAIGE BARBARA J
1717 LAURELWOOD
HOLT MI 48842

Tax Description

L-986 P-1537 (L-577 P-614) 234 PART OF LOT 9 COM AT NW COR TH S43DEG25'E 90 FT TH S37DEG12'W 252 FT FOR POB TH S47DEG28'E 97.3 FT TO SH OF LK TH S49DEG27'W ALG SH 50 FT TH N50DEG52'W 86.3 FT TH N37DEG12'E 55 FT TO POB (10) WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	32.43	56	76	1,380
Total Estimated Land Improvements True Cash Value =				1,380

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	20,100	105,100			61,541C
2024	80,000	17,700	97,700			59,691C
2023	70,000	13,900	83,900			56,849C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

	Asphalt Shingle
X	Comp. Roll

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 192 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Low
Effec. Age: 19
Floor Area:
Total Base New : 55,517 E.C.F.
Total Depr Cost: 27,643 X 1.283
Estimated T.C.V: 35,466

(16) Porches/Decks

Area	Type
70	Treated Wood
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Low Blt 0
(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	528			
Addition	Siding	Slab	192			
			Total:	41,196	19,774	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			136	1,467	704	
Deck						
Treated Wood			70	2,023	1,537	*7
Treated Wood			40	1,532	1,164	*7
Water/Sewer						
Public Sewer			1	1,175	564	
Water Well, 150 Feet			1	8,124	3,900	
			Totals:	55,517	27,643	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 35,466

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0110 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAGLER ALVIN R TRUST	HAGLER GARY & MARIAN	0	06/14/2024	QC	09-FAMILY	1187:1288	PROPERTY TRANSFER	50.0
HAGLER ALVIN R & ANNA A	HAGLER ALVIN R TRUST	0	05/28/2004	QC	14-INTO/OUT OF TRUST	1006:2548	DEED	0.0

Property Address
12802 WEST SHORE DR

Owner's Name/Address
HAGLER GARY & MARIAN
6075 CAITLIN LANDING
GRAND BLANC MI 48439

Tax Description
L-1006 P-2548 (L-363 P-568) 234 PART OF LOT 9 COM AT NW COR THEREOF TH S 38 DEG 17' 47" W 204.88 FT TH S 37 DEG 29' 52" W 40.51 FTTH S 35 DEG 0' 38" W 50.61 FT FOR POB THS 52 DEG 59' E 91 FT TH S 37 DEG 12' W 53 FT TH N 52 DEG 53' 24" W 89 FT TH N 35 DEG 0' 39" E 52.85 FT TO POB (11) WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	08/02/2024	LU24-4691	COMPLETE
Res. Add/Alter/Repair	07/29/2024	PB24-0245	COMPLETE

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	52.00	150.00	1.0000	1.0000	675	100		35,100
52 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	35,100

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	77	50	237
Wood Frame	34.90	36	35	440
Total Estimated Land Improvements True Cash Value =				677

Work Description for Permit LU24-4691, Issued 08/02/2024: USE OF CAMPER ON SITE FOR CONSTRUCTION PURPOSES
Work Description for Permit PB24-0245, Issued 07/29/2024: FOUNDATION REPAIR. ROSCOMMON SOIL EROSION DATED 7/12/24 #4353.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	17,600	22,700	40,300			29,473C
2024	13,000	21,900	34,900			18,086C
2023	10,400	18,500	28,900			17,225C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 572 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 40
Floor Area: 572
Total Base New : 88,040 E.C.F.
Total Depr Cost: 52,823 X 0.833
Estimated T.C.V: 44,002

(16) Porches/Decks

Area	Type
96	CGEP (1 Story)
16	Treated Wood
21	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 572 SF Floor Area = 572 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	572		
			Total:	70,616	42,369
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			96	6,590	3,954
Water/Sewer					
Public Sewer			1	1,326	796
Water Well, 150 Feet			1	8,359	5,015
Deck					
Treated Wood			16	715	429
w/Roof (Roof portion)			21	434	260
			Totals:	88,040	52,823

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 44,002

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-009-0120 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH LINDA M REV LIVING T	BARNETT PHILLIP E & THERES	0	10/12/2023	WD	26-PARTIAL INTEREST	1185:1717	DEED	25.0
HAGLER RODNEY R & JULIE A	HAGLER RODNEY R & JULIE A	0	08/19/2022	WD	15-LADY BIRD	1182:711	DEED	0.0
SMITH LINDA M	SMITH LINDA M [LE]	0	11/14/2017	QC	15-LADY BIRD	1181:2065	DEED	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

HAGLER RODNEY R & JULIE A [LE] ETAL
12298 COOK RD
GAINES MI 48436

Tax Description

234 L-914 P-153 PART OF LOT 9 COM AT NW COR THEREOF TH S 43 DEG 25' E 90 FT TH S 37 DEG 12' W 302 FT FOR POB TH S 50 DEG 52' E 86.3 FT TO SH OF HOUGHTON LAKETH S 49 DEG 27' W ALONG SH 24.6 FT TH N 52 DEG 53' 24" W 81 FT TH N 37 DEG 12' E27 FT TO POB(PRIVATE PARK)WADES LANDING 1/8 INTERESTS

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	25.00	150.00	1.0000	1.0000	3400	100		85,000
25 Actual Front Feet, 0.09 Total Acres							Total Est. Land Value =	85,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	42,500	0	42,500			28,951C
2024	40,000	0	40,000			28,081C
2023	35,000	0	35,000			22,961C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POTTERPIN RONALD J & TERRY	KLUG JEFFREY D & LINDSEY M	0	01/16/2025	QC	09-FAMILY	1189:425	PROPERTY TRANSFER	100.0
BARKUS DONALD C TRUST 3/18	POTTERPIN RONALD J & TERRY	143,000	02/19/2021	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100.0
BARKUS DONALD C TRUST 3/18	POTTERPIN RONALD J & TERRY	143,000	03/31/2017	MLC	18-LIFE ESTATE	1161:2660	PROPERTY TRANSFER	0.0

Property Address
12862 WEST SHORE DR

Owner's Name/Address
KLUG JEFFREY D & LINDSEY M
1094 NAUTICAL DR
OKEMOS MI 48864

Tax Description
L-1025 P-2281 (L-928P-136&L-736 P-615)
234 LOT 10 WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	03/08/2025	LU25-4731	

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/07/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #11	3.21	540	50	866
Fencing: Gates, Mesh, 10'	852.71	1	50	426
Total Estimated Land Improvements True Cash Value =				1,292

Work Description for Permit LU25-4731, Issued 03/08/2025: DEMO DWELLING & GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	63,200	148,200			106,961C
2024	80,000	60,200	140,200			103,745C
2023	70,000	48,300	118,300			98,805C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 816 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 816
Total Base New : 160,532 E.C.F.
Total Depr Cost: 94,714 X 1.283
Estimated T.C.V: 121,518

(16) Porches/Decks

Area	Type
96	CGEP (1 Story)
25	Treated Wood
20	Treated Wood
20	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	816		
			Total:	98,816	58,303
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			96	6,590	3,888
Deck					
Treated Wood			25	1,159	684
Treated Wood			20	894	527
Treated Wood			20	894	527
Treated Wood			24	1,073	633
Water/Sewer					
Public Sewer			1	1,326	782
Water Well, 150 Feet			1	8,359	4,932
Fireplaces					
Interior 1 Story			1	4,700	2,773
Wood Stove			1	2,149	1,268
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1200	34,572	20,397
			Totals:	160,532	94,714

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 121,518

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLMES HOWARD F & PAMELA L	FARRELL BRIAN & ROSEMARIE	357,000	09/23/2021	LC	03-ARM'S LENGTH	1178:1056	PROPERTY TRANSFER	100.0

Property Address

12872 WEST SHORE DR

Owner's Name/Address

FARRELL BRIAN & ROSEMARIE A
25235 LONGMEADOW DR
PUNTA GORDA FL 33955

Tax Description

L-534 P-619 234 LOT 11 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/08/2021	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	2178	84	12,038
Total Estimated Land Improvements True Cash Value =				12,038

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	135,100	220,100			160,271C
2024	80,000	129,700	209,700			155,452C
2023	70,000	105,000	175,000			148,050C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1348 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
1	Direct-Vented Gas

Class: C
Effec. Age: 16
Floor Area: 1,348
Total Base New : 233,910 E.C.F.
Total Depr Cost: 196,483 X 1.283
Estimated T.C.V: 252,088

(16) Porches/Decks

Area	Type
48	WCP (1 Story)
222	CSEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1348 SF Floor Area = 1348 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=84/100/100/100/84
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,348		
			Total:	173,932	146,101
Other Additions/Adjustments					
Porches					
WCP (1 Story)			48	3,013	2,531
CSEP (1 Story)			222	9,093	7,638
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			864	29,817	25,046
Storage Over Garage			360	4,946	4,155
Water/Sewer					
Public Sewer			1	1,494	1,255
Water Well, 150 Feet			1	8,594	7,219
Fireplaces					
Direct-Vented Gas			1	3,021	2,538
			Totals:	233,910	196,483

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 252,088

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-012-3000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOGLEMAN BRADLEY & REBECCA	FOGLEMAN BRADLEY T & REBEC	0	05/14/2025	WD	15-LADY BIRD	1190:744	DEED	0.0
WALTZ CHRIS	FOGLEMAN BRADLEY & REBECCA	199,900	07/16/2020	WD	03-ARM'S LENGTH	1173:0714	PROPERTY TRANSFER	100.0
MAIER MICHAEL T & MICHELLE	WALTZ CHRIS	198,000	11/01/2019	WD	21-NOT USED/OTHER	1170:2538	PROPERTY TRANSFER	100.0
POOL RICHARD & JENNIFER TR	MAIER MICHAEL T & MICHELLE	60,100	03/26/2019	WD	16-LC PAYOFF	1168:2540	DEED	0.0

Property Address

12882 WEST SHORE DR

Owner's Name/Address

FOGLEMAN BRADLEY T & REBECCA K [LE]
12882 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

1165/1135 1164/2513 L1159/P2017 L1159/P2015 L1155/P1198-9 L1135/P1356-7 L1118/P315-6 L994/P337 L972/P2367-8 L920/P186 L867/P575 L610/P328 L527/P264 234 BEING ALL OF LOT 12 AND THE SWLY 1/2 OF LOT 13 WADES LANDING DESC AS BEG AT THE NWLY COR OF LOT 12 OF SD PLAT TH N38DEG17'47"E 76.80 FT TH S43DEG35'38"E 270.55 FT TO THE SHORE OF HOUGHOTN LAKE TH S50DEG14'43"W ALG SD SHORE 76.02 FT TO THE WLY LINE OF SD LOT 12 TH N43DEG28'02"W REC AS N43DEG24'40"W ALG SD LOT LINE 254.63 FT TO THE POB PARCEL A .49 ACRS M/L EXTENDS TO THE WATERS EDGE OF HOUGHTON LAKE SPLIT/COMBINED ON 12/06/2018 FROM 006-591-012-2000, 006-591-013-1000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/07/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
FENCE	04/25/2024	LU24-4657	COMPLETE
Res. New Construction	08/27/2021	PB21-0303	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	11/03/2022	INSPECTED
QT	11/08/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	76.02	150.00	1.0000	1.0000	3400	100		258,468
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	258,468

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Vnyl, Solid, 6'	36.56	78	99	2,823
D/W/P: 3.5 Concrete	6.16	3023	95	17,691
Total Estimated Land Improvements True Cash Value =				20,514

Work Description for Permit LU24-4657, Issued 04/25/2024: FENCE PERMIT
Work Description for Permit PB21-0303, Issued 08/27/2021: NEW RESIDENTIAL DWELLING TOTAL 3530 SQUARE FEET. HOME 2391 SQUARE FEET; GARAGE 1091 SQUARE FEET; COVERED PORCH 48 SQUARE FEET. LAKE TOWNSHIP LAND USE PERMIT DATED 8/23/21 #004440. ROSCOMMON COUNTY SOIL EROSION PERMIT DATED 8/18/21 #4044. ROSCOMMON COUNTY ROAD COMMISSION DRIVEWAY PERMIT DATED 8/18/21 #210067. HOUGHTON LAKE SEWER PERMIT DATED 8/23/21 #R-7878. CENTRAL MICHIGAN HEALTH DEPT WELL P

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	129,200	298,300	427,500			310,776C
2024	121,600	284,600	406,200			300,074C
2023	106,400	231,200	337,600			285,785C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
2022	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2204 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 2
Floor Area: 2,204
Total Base New : 448,471 E.C.F.
Total Depr Cost: 439,501 X 1.283
Estimated T.C.V: 563,880

(16) Porches/Decks

Area	Type
192	CPP
48	CCP (1 Story)
192	CGEP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1236
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls BC Blt 2022
(11) Heating System: Forced Heat & Cool
Ground Area = 2204 SF Floor Area = 2204 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=98/100/100/100/98
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	2,204		
			Total:	348,331	341,364
Other Additions/Adjustments					
Exterior					
Stone Veneer			56	2,612	2,560
Plumbing					
3 Fixture Bath			1	6,832	6,695
Porches					
CPP			192	4,401	4,313
CCP (1 Story)			48	1,844	1,807
CGEP (1 Story)			192	15,834	15,517
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,651	-2,598
Base Cost			1236	52,456	51,407
Water/Sewer					
Public Sewer			1	1,914	1,876
Water Well, 150 Feet			1	9,232	9,047
Fireplaces					
Prefab 1 Story			1	3,666	3,593
Local Cost Items					
STAND BY GENERATOR			1	4,000	3,920
			Totals:	448,471	439,501

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 563,880

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-013-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARCHIONE DANNY A & ROBIN	MARCHIONE DANNY A & ROBIN	0	09/27/2022	QC	15-LADY BIRD	1182:1957	PROPERTY TRANSFER	0.0
POOL RICHARD & JENNIFER TR	MARCHIONE DANNY A & ROBIN	382,000	12/15/2020	WD	03-ARM'S LENGTH	1174:2549	PROPERTY TRANSFER	100.0

Property Address

12900 WEST SHORE DR

Owner's Name/Address

MARCHIONE DANNY A & ROBIN S [LE]
12900 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

1165/1135 1164/2513 L1159/P2017 L1159/P2015 L1155/P1198-9 L1135/P1356-7 L1118/P315-6 L994/P337 L972/P2367-8 L920/P186 L867/P575 L610/P328 L527/P264 234 BEING ALL OF LOT 14 TH NELY 1/2 OF LOT 13 AND PART OF LOT 15 WADES LANDING DESC AS COM AT NW COR OF LOT 12 OF SD PLAT TH N38DEG17'47"E 76.80 FT TO POB TH CONT N38DEG17'47"E 81.25 FT TH S43DEG31'57" E 296.64 FT TO THE SHORE OF HOUGHTON LAKE TH ALG SD SHORE NEXT TWO COURSES S60DEG47'23"W 56.67 FT TH S50DEG14'43"W 25.30 FT TH N43DEG35'38"W 270.55 FT TO POB PARCEL B .55 ACRS M/L EXTENDS TO THE WATERS EDGE OF HOUGHTON LAKE SPLIT/COMBINED ON 12/06/2018 FROM 006-591-012-2000, 006-591-013-1000;

Comments/Influences

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Licensed To: Township of Lake, County of Roscommon, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 89% 05/27/2024
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	05/17/2023	PB23-0147	COMPLETE
Res. Add/Alter/Repair	05/17/2023	PB23-0149	COMPLETE
SHED	03/30/2021	LU21-4386	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/13/2023	INSPECTED
QT	09/12/2023	INSPECTED
QT	08/20/2021	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	76.44	150.00	1.0000	1.0000	3400	100		259,896
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	259,896

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	198	48	586
D/W/P: 3.5 Concrete	6.16	1104	94	6,393
D/W/P: 3.5 Concrete	6.16	288	95	1,685
Wood Frame	22.22	192	94	4,010
Total Estimated Land Improvements True Cash Value =				12,674

Work Description for Permit PB23-0147, Issued 05/17/2023: 528 SQUARE FEET ADDITION TO HOUSE WITH 6 X 22 = 132 SQ FT ROOFOVER. LAKE TOWNSHIP LAND USE DATED 4/27/23 #004566-KEVIN ROSE VERBALLY OK'D 6 X 22 COVERED PORCH ON LAND USE PERMIT. SOIL EROSION PERMIT #4193 DATED 5/4/23.
Work Description for Permit PB23-0149, Issued 05/17/2023: 960 SQUARE FEET UNATTACHED GARAGE. LAKE TOWNSHIP LAND USE DATED 4/27/23 #004566. SOIL EROSION PERMIT DATED 5/4/23 #4193. ROSCOMMON COUNTY SOIL EROSION PERMIT #4193 ISSUED 5/4/23
Work Description for Permit LU21-4386, Issued 03/30/2021: 12X16 PREBUILT SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	129,900	224,200	354,100			262,059C
2024	122,300	214,400	336,700			254,180C
2023	107,000	111,400	218,400			186,172C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2196 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 2,196
Total Base New : 367,847 E.C.F.
Total Depr Cost: 286,362 X 1.283
Estimated T.C.V: 367,402

(16) Porches/Decks

Area	Type
384	WSEP (1 Story)
110	CCP (1 Story)
220	4in Concrete
160	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 2196 SF Floor Area = 2196 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,536			
1 Story	Siding	Crawl Space	660			*9
			Total:	274,425	212,818	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Porches						
WSEP (1 Story)			384	17,380	11,992	
CCP (1 Story)			110	3,067	2,914	*9
4in Concrete			220	1,800	1,710	*9
Deck						
Treated Wood			160	3,578	2,469	
Treated Wood			24	1,096	1,030	*9
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	19,637	13,550	
Common Wall: 1 Wall			1	-2,219	-1,531	
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			960	29,011	27,560	*9
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
Fireplaces						
Interior 1 Story			1	5,338	3,683	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 480
Total Base New : 72,280 E.C.F.
Total Depr Cost: 46,260 X 1.283
Estimated T.C.V: 59,352

(16) Porches/Decks

Area	Type
112	CGEP (1 Story)
55	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	61,766	39,530
Other Additions/Adjustments					
Porches					
CGEP (1 Story)			112	7,370	4,717
Deck					
Treated Wood			55	1,818	1,164
Water/Sewer					
Public Sewer			1	1,326	849
			Totals:	72,280	46,260

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 59,352

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-015-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CATALDO WILLIAM L	WALKER KEVIN P & JULIE A	330,000	08/29/2014	WD	03-ARM'S LENGTH	1142-1636	PROPERTY TRANSFER	100.0
		189,000	06/01/1999	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12910 WEST SHORE DR

Owner's Name/Address

WALKER KEVIN P & JULIE A
13268 SPECKLEDWOOD DR
DEWITT MI 48820

Tax Description

L-841 P-611 (L-767 P-97) 234 PART OF LOTS 15 & 16 COM AT NE COR SEC 16 TH S1DEG51'51"E 1758.24FT TH S49DEG42'23"E 19.39FT THS40DEG32'36"W 83.5FT TO SWLY COR OF LOT 17 FOR POB TH S52DEG46'25"W ALG SH 97.28 FT TH N43DEG09'37"W PAR TO & 4.25FT NELY OF LOT LINE BET LOT 14 & 15 296.87 FT TO R/W LINE OF CO RD TH N38DEG17'47"E46.97FT TH N36DEG13'32"E 28.03FT TH S45 DEG16'50"E108.15FT TH S48DEG14'29"E 311. 82FT TO POB PAR C WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

[X] Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	97.00	150.00	1.0000	1.0000	3400	100		329,800
97 Actual Front Feet, 0.33 Total Acres							Total Est. Land Value =	329,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	120	75	592
Wood Frame	39.24	16	25	157
Wood Frame	24.99	192	75	3,598
Total Estimated Land Improvements True Cash Value =				4,347

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	164,900	164,900	329,800			208,530C
2024	155,200	157,700	312,900			202,260C
2023	135,800	127,300	263,100			192,629C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 12
Floor Area: 1,800
Total Base New : 281,513 E.C.F.
Total Depr Cost: 247,736 X 1.283
Estimated T.C.V: 317,845

(16) Porches/Decks

Area	Type
450	Treated Wood
16	Treated Wood
48	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 590
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1200 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,200		
			Total:	233,046	205,085
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	4,088
Deck					
Treated Wood			450	7,043	6,198
Treated Wood			16	731	643
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			590	22,656	19,937
Water/Sewer					
Public Sewer			1	1,494	1,315
Water Well, 150 Feet			1	8,594	7,563
Breezeways					
Frame Wall			48	3,303	2,907
			Totals:	281,513	247,736

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 317,845

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOHERTY JAMES & JOANN	DOHERTY JAMES & JOANN [LE]	0	10/13/2022	OTH	15-LADY BIRD	1182:1680	PROPERTY TRANSFER	0.0
		105,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12940 WEST SHORE DR

Owner's Name/Address

DOHERTY JAMES & JOANN [LE]
14603 EASTPORT
STERLING HEIGHTS MI 48313

Tax Description

L-1020 P-1756 (L-311 P-55) 234 12940 W SHORE DR COM AT INT OF N'LY LINE LOT 2 WITH E'LY R/W OF CO RD TH S 33 DEG 32' 58" W 30 FT FOR POB TH S33 DEG 32' 58" W 18.96 FT TH S 33 DEG 49' 27" W 11.04 FT TH S 48 DEG 317' 33" E 216 FT TH N 36 DEG 10' 20" E 12 FT TH S 50 DEG 04' 42" E 111.3 FT TO SH OF LK TH N 20 DEG 56' 38" E 34.5 FT TH N 49 DEG 16' 13" W 75.8 FT TH N 52 DEG 11' 52" W 242.83 FT TO POB PART OF LOTS 1 & 2 WADES LANDING 2 AND PART OF LOT 17 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	35.00	150.00	1.0000	1.0000	3400	100		119,000
35 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	119,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	12	50	37
Total Estimated Land Improvements True Cash Value =				37

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	59,500	68,700	128,200			70,224C
2024	56,000	65,400	121,400			68,113C
2023	49,000	52,300	101,300			64,870C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 758 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 35
Floor Area: 758
Total Base New : 129,725 E.C.F.
Total Depr Cost: 84,321 X 1.283
Estimated T.C.V: 108,184

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)
18	CCP (1 Story)
240	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 402
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 758 SF Floor Area = 758 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	758		
			Total:	92,648	60,221
Other Additions/Adjustments					
Porches					
WGEP (1 Story)			96	8,606	5,594
CCP (1 Story)			18	849	552
Deck					
Treated Wood			240	4,565	2,967
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			402	15,417	10,021
Common Wall: 1 Wall			1	-2,045	-1,329
Water/Sewer					
Public Sewer			1	1,326	862
Water Well, 150 Feet			1	8,359	5,433
			Totals:	129,725	84,321

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 108,184

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame
X	Block

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

	Many Avg.		Large Avg.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 270 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 40
Floor Area: 270
Total Base New : 33,042 E.C.F.
Total Depr Cost: 19,824 X 1.283
Estimated T.C.V: 25,435

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 270 SF Floor Area = 270 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Block	Slab	270		
			Total:	33,042	19,824

Other Additions/Adjustments

Totals:	33,042	19,824

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 25,435

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-018-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIZER TOMMY L & KAREN S	BACON DAVID & SUE REVOCABI	0	09/02/2022	QC	31-SPLIT IMPROVED	1182:602	DEED	1.0
BRANDYMORE NELSON & PAMELA	MIZER TOMMY L & KAREN S	162,500	05/20/2019	WD	03-ARM'S LENGTH	1169:1110	PROPERTY TRANSFER	100.0

Property Address

12975 WEST SHORE DR

Owner's Name/Address

MIZER TOMMY L & KAREN S
12975 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

1178/1786 1178/1785 1169/2093 1169/1195 1169/1194 1169/1110 1150/2386-91 1150/415 1093/2242-3 L-949 P-1443 L-984 P-582 (L-674 P-708) 234 LOT 18 WADE'S LANDING & PART OF LOT 19 OF SD PLAT DESC AS COM AT NW COR OF LOT 19 TH N37DEG52'11"E (RECORDED AS N38DEG17'47"E) 50.83 FT TO NW COR OR LOT 18 TH N89DEG38'42"E (RECORDED AS N89DEG37'00"E 160.30) 160.33 FT TO ROW W SHORE DR TH S31DEG00'22"W (RECORDED AS S31DEG59'06"W 76.14 FT) ALG SD DR 76.25 FT TH CONT ALG DR S33DEG42'07"W (S33DEG52'59"W) 30.49 FT TH N63DEG09'13"W 73.06 FT TH N76DEG52'23"W 71.88 FT TO POB. 0.23 AC M/L. BOUNDARY ADJUSTMENT ON 01/01/2023 FROM 006-591-018-1000, 006-591-019-0000;

Comments/Influences

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Licensed To: Township of Lake, County of Roscommon, Michigan

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/15/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	10/05/2015	PB15-0272	COMPLETE
DECK	09/30/2014	3926	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	106.74	93.86	1.0000	0.7910	675	100		56,994
107 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	56,994

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	16	75	370
D/W/P: 3.5 Concrete	6.58	1064	75	5,251
Wood Frame	25.08	190	75	3,574
Total Estimated Land Improvements True Cash Value =				9,195

Work Description for Permit PB15-0272, Issued 10/05/2015: REROOF
Work Description for Permit 3926, Issued 09/30/2014: PATIO ROOF 12*17 STORAGE SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	28,500	102,700	131,200			87,627C
2024	21,100	97,200	118,300			84,993C
2023	16,900	85,800	102,700			80,946C

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1998	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1994 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
204

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,994
Total Base New : 307,083 E.C.F.
Total Depr Cost: 229,852 X 0.833
Estimated T.C.V: 191,467

(16) Porches/Decks

Area	Type
96	WCP (1 Story)
266	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 780
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1998
(11) Heating System: Forced Heat & Cool
Ground Area = 1994 SF Floor Area = 1994 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,994			
			Total:	252,329	189,246	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,484	
Porches						
WCP (1 Story)			96	4,666	3,499	
Deck						
Treated Wood			266	4,995	3,746	
Treated Wood			20	913	228	*2
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			780	27,635	20,726	
Common Wall: 1 Wall			1	-2,219	-1,664	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 150 Feet			1	8,594	6,445	
Fireplaces						
Wood Stove			1	2,551	1,913	
Lump Sum Items						
LEAN TO ON GARAGE				1,479	1,109	
			Totals:	307,083	229,852	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 191,467

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-019-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACON DAVID & SUE REVOCABL	MIZER TOMMY L & KAREN S	0	09/01/2022	QC	31-SPLIT IMPROVED	1182:609	DEED	1.0
RUSSO DAVID S JR & KIRSTIE	BACON DAVID & SUE REVOCABI	91,000	10/20/2021	WD	21-NOT USED/OTHER	1178:1786	PROPERTY TRANSFER	100.0
LUKATCH CHRISTOPHER A & LO	RUSSO DAVID S JR & KIRSTIE	60,000	10/19/2021	WD	16-LC PAYOFF	1178:1785	DEED	0.0
LUKATCH CHRISTOPHER A & LO	RUSSO DAVID S JR & KIRSTIE	60,000	05/24/2019	LC	21-NOT USED/OTHER	1169:2093	PROPERTY TRANSFER	100.0

Property Address

12955 WEST SHORE DR

Owner's Name/Address

BACON DAVID & SUE REVOCABLE TRUST
8905 RIVERSIDE DR
SAINT LOUIS MI 48880-9404

Tax Description

1178/1786 1178/1785 1169/2093 1169/1195 1169/1194 1169/1110 1150/2386-91 1150/415 1093/2242-3 L-949 P-1443 L-984 P-582 (L-674 P-708) 234 LOT 20 WADE'S LANDING & PART OF LOT 19 OF SD PLAT DESC AS COM AT NW COR OF LOT 19 TH S76DEG52'23"E 71.88 FT TH S63DEG09’13”E 73.06 FT TO ROW OF W SHORE DR TH S33DEG42'07"W (RECORDED AS S33DEG52'59"W) ALG SD DR 121.62 FT TO SE COR OF LOT 20 TH N61DEG37'38"W 148.40 FT TO SW COR OF LOT 20 TH N38DEG10'57"E 101.73 FT TO POB. 0.38 AC M/L. BOUNDARY ADJUSTMENT ON 01/01/2023 WITH 006-591-018-1000 INTO 006-591-018-2000, 006-591-019-1000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
SHED	01/06/2023	LU23-4545	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	09/12/2023	INSPECTED
QT	06/03/2022	INSPECTED
CSZ	01/22/2016	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	121.62	136.10	1.0000	0.9526	675	100		78,198
122 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	78,198

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1202	49	1,702
Wood Frame	25.63	100	99	2,537
Total Estimated Land Improvements True Cash Value =				4,239

Work Description for Permit LU23-4545, Issued 01/06/2023: REMOVE 12X20 SHED, NEW 10X10 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	39,100	29,400	68,500			49,827C
2024	29,000	27,900	56,900		56,900C	48,329C
2023	23,200	25,200	48,400		48,400C	47,098C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
X	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 678 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 678
Total Base New : 91,612 E.C.F.
Total Depr Cost: 63,214 X 0.833
Estimated T.C.V: 52,657

(16) Porches/Decks

Area	Type
8	CPP
8	CPP

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 678 SF Floor Area = 678 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	678		
			Total:	81,505	56,239
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
Porches					
CPP			8	211	146
CPP			8	211	146
			Totals:	91,612	63,214

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 52,657

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON JENNIFER & GARY	OAK FOREST PROPERTIES LLC	65,000	09/04/2020	WD	03-ARM'S LENGTH	1173:2431	PROPERTY TRANSFER	100.0
WILSON JENNIFER	WILSON JENNIFER & GARY	0	07/19/2018	QC	09-FAMILY	1166:2349	DEED	0.0
FOX CHARLES A ESTATE	WILSON JENNIFER	24,500	07/02/2018	WD	08-ESTATE	11661734	PROPERTY TRANSFER	100.0
FOX CHARLES A		0	12/02/2012	OTH	07-DEATH CERTIFICATE	1166:1732	OTHER	0.0

Property Address

12929 WEST SHORE DR

Owner's Name/Address

OAK FOREST PROPERTIES LLC
2413 OAK FOREST DR
HOLLAND MI 49424

Tax Description

L-671 P-134 234 LOT 21 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	07/30/2018	LU18-4187	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/05/2018	INSPECTED
DMG	08/22/2011	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	76.00	150.00	1.0000	1.0000	675	100		51,300
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	51,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	912	92	5,521
Total Estimated Land Improvements True Cash Value =				5,521

Work Description for Permit LU18-4187, Issued 07/30/2018: DEMO EXISTING MOBILE. POSSIBLY NEW POLE BARN IN 2018

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,700	21,200	46,900			30,057C
2024	19,000	20,300	39,300			29,154C
2023	15,200	17,200	32,400			27,766C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
12	Front Overhang
12	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 3
Floor Area: 0
Total Base New : 45,188 E.C.F.
Total Depr Cost: 43,832 X 0.833
Estimated T.C.V: 36,512

(16) Porches/Decks

Area	Type
240	CCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97
Building Areas

Stories / Exterior / Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Porches			
CCP (1 Story)	240	6,144	5,960
Water/Sewer			
Public Sewer	1	1,494	1,449
Water Well, 150 Feet	1	8,594	8,336
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	1200	28,956	28,087
Totals:		45,188	43,832

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 36,512

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCOTT TRUST NO 1	SMITH DAVID D & SUE A	74,500	06/17/2018	WD	03-ARM'S LENGTH	1166:1499	PROPERTY TRANSFER	100.0
SCOTT KATHLEEN	SCOTT TRUST NO 1	0	04/16/2018	AFF	21-NOT USED/OTHER	1165:1829	PROPERTY TRANSFER	0.0
SCOTT KATHLEEN M		0	03/12/2018	OTH	07-DEATH CERTIFICATE	1166:1497	OTHER	0.0
SCOTT KATHLEEN	SCOTT TRUST NO 1	0	07/14/2014	QC	21-NOT USED/OTHER	1165:1829	PROPERTY TRANSFER	0.0

Property Address

12913 WEST SHORE DR

Owner's Name/Address

SMITH DAVID D & SUE A
12913 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-994 P-465 (L-955P-605&L-818 P-480) 234 12913 W SHORE DR LOT 22 & NE1/2 OF LOT 23 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 07/23/2018

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	09/13/2018	LU18-4198	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 11/05/2018 INSPECTED
DMG 06/01/2010 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	75.00	150.00	1.0000	1.0000	675	100		50,625

75 Actual Front Feet, 0.26 Total Acres Total Est. Land Value = 50,625

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	256	73	1,151
D/W/P: 3.5 Concrete	6.16	1136	73	5,109
Wood Frame	24.00	144	93	3,214

Total Estimated Land Improvements True Cash Value = 9,474

Work Description for Permit LU18-4198, Issued 09/13/2018: 12X12 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,300	30,900	56,200			34,526C
2024	18,800	27,200	46,000			33,488C
2023	15,000	24,000	39,000			31,894C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Fair
Effec. Age: 19
Floor Area:
Total Base New : 115,764 E.C.F.
Total Depr Cost: 57,692 X 0.833
Estimated T.C.V: 48,057

(16) Porches/Decks

Area	Type
240	Treated Wood
20	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home RANCH Cls Fair Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1216 SF Floor Area = 1216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/100/100/48
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	1216			
			Total:	62,056	29,787	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	2,726	1,308	
Deck						
Treated Wood			240	4,565	2,191	
Treated Wood			20	894	429	
Treated Wood			24	1,073	1,041	*9
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			616	20,741	9,956	
Block Foundation			736	10,024	4,812	
Water/Sewer						
Public Sewer			1	1,326	636	
Water Well, 150 Feet			1	8,359	4,012	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,520	*8
			Totals:	115,764	57,692	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 48,057

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-023-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WOLOS PROPERTIES INC	WOLOS MICHAEL C & SHAREN A	0	06/23/2015	QC	09-FAMILY	1150-2392	PROPERTY TRANSFER	0.0
		22,500	10/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12909 WEST SHORE DR

Owner's Name/Address

WOLOS MICHAEL C & SHAREN A
12950 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-811 P-393 234 SW1/2 OF LOT 23 ALSO LOT 24 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	75.00	100.00	1.0000	0.8165	675	100		41,335
75 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	41,335

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	354	75	1,747
Total Estimated Land Improvements True Cash Value =				1,747

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,700	13,900	34,600			17,453C
2024	15,300	13,200	28,500			16,929C
2023	12,200	11,800	24,000			16,123C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 20
Floor Area: 0
Total Base New : 38,592 E.C.F.
Total Depr Cost: 30,874 X 0.833
Estimated T.C.V: 25,718

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1980
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1200	38,592	30,874
			Totals:	38,592	30,874

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 25,718

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THERIAULT ROBERT L & BARBA	ISOPI, MARK & DEBORAH	49,000	10/02/2008	WD	03-ARM'S LENGTH	1076/917	OTHER	100.0

Property Address

12879 WEST SHORE DR

Owner's Name/Address

ISOPI MARK & DEBORAH A
34922 PEMBROKE
LIVONIA MI 48152

Tax Description

L-909 P-557-558 (L-661 P-475) 234 LOT 25 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	128	75	591
Total Estimated Land Improvements True Cash Value =				591

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	12,900	29,800			14,757C
2024	12,500	12,200	24,700			14,314C
2023	10,000	10,100	20,100			13,633C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 20
Floor Area: 0
Total Base New : 37,333 E.C.F.
Total Depr Cost: 29,866 X 0.833
Estimated T.C.V: 24,878

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	1,061
Water Well, 150 Feet			1	8,359	6,687
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1280	27,648	22,118
			Totals:	37,333	29,866

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 24,878

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-026-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FOGLEMAN BRADLEY T	FOGLEMAN BRADLEY T & REBEC	0	05/18/2016	WD	21-NOT USED/OTHER	1159-48	PROPERTY TRANSFER	0.0

Property Address

12875 WEST SHORE DR

Owner's Name/Address

FOGLEMAN BRADLEY T & REBECCA K
12882 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-1028 P-858 (L-442 P-470) 234 LOTS 26 & 27 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	75	1,497
Total Estimated Land Improvements True Cash Value =				1,497

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	38,300	72,100			30,417C
2024	25,000	36,100	61,100			29,503C
2023	20,000	31,500	51,500			28,099C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 576 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 888
Total Base New : 138,570 E.C.F.
Total Depr Cost: 87,300 X 0.833
Estimated T.C.V: 72,721

(16) Porches/Decks

Area	Type
168	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 576 SF Floor Area = 888 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	576		
0.5 Story	Siding	Overhang	624		
			Total:	92,455	58,248
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,432
Deck					
Treated Wood			168	3,610	2,274
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Finished)					
Base Cost			624	28,960	18,245
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
			Totals:	138,570	87,300

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 72,721

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-028-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACDONALD JULIA A & GARY L	MACDONALD GARY L & JULIA A	0	12/02/2022	WD	14-INTO/OUT OF TRUST	1183:878	PROPERTY TRANSFER	0.0
MACDONALD JULIA A REV TRUS	MACDONALD JULIA A	0	12/01/2022	WD	21-NOT USED/OTHER	1183:725	PROPERTY TRANSFER	0.0
NAGEL MARY J		0	04/18/2022	OTH	07-DEATH CERTIFICATE	1183:728	OTHER	0.0
NAGEL WALTER G		0	01/02/2021	OTH	07-DEATH CERTIFICATE	1183:727	OTHER	0.0

Property Address

12844 WEST SHORE DR

Owner's Name/Address

MACDONALD GARY L & JULIA A TRUST
2460 DOANE HWY
CHARLOTTE MI 48813

Tax Description

L-1045 P-1281 (L-384 P-174) 234 LOT 28 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	36	50	111
Total Estimated Land Improvements True Cash Value =				111

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	7,700	24,600			11,263C
2024	12,500	7,300	19,800			10,925C
2023	10,000	6,500	16,500			10,405C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 0
Total Base New : 25,920 E.C.F.
Total Depr Cost: 18,144 X 0.833
Estimated T.C.V: 15,114

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1200	25,920	18,144
			Totals:	25,920	18,144

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 15,114

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-029-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DECLERCQ JOYCE A	DAUGHENBAUGH CHAD & HEATHE	90,000	05/12/2017	WD	03-ARM'S LENGTH	1162:1341	PROPERTY TRANSFER	100.0
DECLERCQ RICHARD D JR		0	11/06/2008	OTH	07-DEATH CERTIFICATE	1162:1340	OTHER	0.0

Property Address

12855 WEST SHORE DR

Owner's Name/Address

DAUGHENBAUGH CHAD & HEATHER
700 WALDO AVE
MIDLAND MI 48642

Tax Description

L-531 P-251 L-531 P-250 234 12955 W HOUGHTON LAKE DRIVE 48629LOTS 29 & 30 WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	741	75	3,657
Total Estimated Land Improvements True Cash Value =				3,657

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	59,200	93,000			58,388C
2024	25,000	56,000	81,000			56,633C
2023	20,000	49,100	69,100			53,937C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Stone

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 1,176
Total Base New : 212,405 E.C.F.
Total Depr Cost: 133,816 X 0.833
Estimated T.C.V: 111,469

(16) Porches/Decks

Area	Type
90	WCP (1 Story)
357	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,176		
			Total:	166,027	104,598
Other Additions/Adjustments					
Exterior					
Stone Veneer			28	1,063	670
Porches					
WCP (1 Story)			90	4,524	2,850
Deck					
Treated Wood			357	6,055	3,815
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			896	18,135	11,425
Water/Sewer					
Public Sewer			1	1,494	941
Water Well, 150 Feet			1	8,594	5,414
Fireplaces					
Exterior 1 Story			1	6,513	4,103
			Totals:	212,405	133,816

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 111,469

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-031-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORRIS PATRICK R & DOROTHY	VARNER MARNIE K & MOLLOY S	99,000	10/16/2020	WD	03-ARM'S LENGTH	1174:0830	PROPERTY TRANSFER	100.0
CLARK CHARLEEN	NORRIS, PATRICK & DOROTHY	52,500	06/03/2011	WD	03-ARM'S LENGTH	1104/1721	OTHER	100.0
		67,000	04/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12835 WEST SHORE DR

Owner's Name/Address

VARNER MARNIE K & MOLLOY SUZETTE
12835 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

(L-955P-1432&L-942P-1710&L-751P-230) 234
L-1042 P-99-101 LOT 31 WADES LANDING
12835 W SHORE DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/16/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DECK	06/01/2024	LU24-4666	COMPLETE
FENCE	04/22/2021	LU21-4399	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2024	INSPECTED
QT	08/20/2021	INSPECTED
QT	12/04/2020	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	580	74	2,824
Fencing: Wire Mesh, #11	3.26	440	74	1,061
Fencing: Gates, Mesh, 3'	409.58	3	74	909
Wood Frame	39.24	30	76	895
Total Estimated Land Improvements True Cash Value =				5,689

Work Description for Permit LU24-4666, Issued 06/01/2024: NEW DECK 12X19, REPLACE OLD DECK
Work Description for Permit LU21-4399, Issued 04/22/2021: CHAIN LINK FENCE 108'

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	53,800	70,700			49,633C
2024	12,500	49,700	62,200			46,660C
2023	10,000	43,500	53,500			44,439C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 808 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 808
Total Base New : 158,570 E.C.F.
Total Depr Cost: 118,543 X 0.833
Estimated T.C.V: 98,746

(16) Porches/Decks

Area	Type
240	Composite
8	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 192
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 808 SF Floor Area = 808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	808			
			Total:	113,331	83,865	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			768	27,348	20,238	
Storage Over Garage			192	2,638	1,952	
Water/Sewer						
Public Sewer			1	1,494	1,106	
Water Well, 150 Feet			1	8,594	6,360	
Deck						
Composite			240	4,800	4,752	*9
Treated Wood			8	365	270	
			Totals:	158,570	118,543	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 98,746

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-032-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRETTRAGER DANIEL J & KARE	CUTHBERT MONICA A & JUSTIN	135,000	05/19/2022	WD	03-ARM'S LENGTH	1181:659	DEED	100.0
VICARY CARRIE L	BRETTRAGER DANIEL J & KARE	60,000	08/08/2016	WD	03-ARM'S LENGTH	1159-2019	PROPERTY TRANSFER	100.0
MACDONALD CARRIE L	VICARY CARRIE	0	11/18/2011	QC	21-NOT USED/OTHER	1110/1118	OTHER	0.0
		53,000	05/01/2001	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12829 WEST SHORE DR

Owner's Name/Address

CUTHBERT MONICA A & JUSTIN J
614 DOYLE RD
LAINGSBURG MI 48848

Tax Description

L-1038
P-2057(L-933P-178-179&L-514P-653)234 LOT 32 & N 10 FT OF LOT 33 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
POLE BUILDING	04/28/2014	14	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	60.00	150.00	1.0000	1.0000	675	100		40,500
60 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	40,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	39.24	24	25	235
Wood Frame	26.33	160	75	3,160
Total Estimated Land Improvements True Cash Value =				3,395

Work Description for Permit 14, Issued 04/28/2014: 10*16 SHED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,300	47,800	68,100			55,859C
2024	15,000	45,400	60,400			54,180C
2023	12,000	39,600	51,600			51,600S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
1953	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 860 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 860
Total Base New : 143,184 E.C.F.
Total Depr Cost: 107,266 X 0.833
Estimated T.C.V: 89,353

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
210	Treated Wood
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 220
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 1953
(11) Heating System: Forced Heat & Cool
Ground Area = 860 SF Floor Area = 860 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	860			
			Total:	119,905	89,928	
Other Additions/Adjustments						
Deck						
Treated Wood			210	4,278	3,636	*8
Treated Wood			24	1,096	274	*2
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Common Wall: 2 Wall			1	-4,439	-3,329	
Base Cost			220	11,048	8,286	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 150 Feet			1	8,594	6,445	
Porches						
CCP (1 Story)			24	1,208	906	
			Totals:	143,184	107,266	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 89,353

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-033-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TAYLOR JASON G & CHRISTY L	TAYLOR FAMILY TRUST	0	01/16/2023	QC	14-INTO/OUT OF TRUST	1118:1012	DEED	0.0
PALMER JAMES A	TAYLOR JASON G & CHRISTY I	106,000	06/03/2022	WD	03-ARM'S LENGTH	1181:1088	PROPERTY TRANSFER	100.0

Property Address

12805 WEST SHORE DR

Owner's Name/Address

TAYLOR FAMILY TRUST
12370 WATERLOO-MUNITH RD
MUNITH MI 49259

Tax Description

(L-907P-170&L-915P-324&L-570 P-238) 234 L-1044 P-1279 S 40.94 FT OF LOT 33 & LOT 34 WADES LANDING. 12805 W SHORE DR

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	06/21/2021	PB21-0208	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	08/02/2011	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	91.00	150.00	1.0000	1.0000	675	100		61,425
91 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	61,425

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1526	75	7,050
D/W/P: 3.5 Concrete	6.16	52	75	240
Total Estimated Land Improvements True Cash Value =				7,290

Work Description for Permit PB21-0208, Issued 06/21/2021: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,700	42,900	73,600			58,024C
2024	22,800	40,200	63,000			56,280C
2023	18,200	35,400	53,600			53,600S

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MOBILE HOME

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 360 S.F.
Slab: 144 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 20
Floor Area:
Total Base New : 90,389 E.C.F.
Total Depr Cost: 50,227 X 0.833
Estimated T.C.V: 41,839

(16) Porches/Decks

Area	Type
140	CGEP (1 Story)
48	Treated Wood
40	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MOBILE HOME Cls Average Blt 0
(11) Heating System: Forced Warm Air
Ground Area = 874 SF Floor Area = 874 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	370			
Addition	Siding	Crawl	360			
Addition	Siding	Slab	144			
			Total:	70,003	38,502	
Other Additions/Adjustments						
Skirting, Metal or Vinyl, Vertical			92	1,045	575	
Porches						
CGEP (1 Story)			140	6,691	3,680	
Deck						
Treated Wood			48	1,730	1,297	*7
w/Roof (Roof portion)			40	832	624	
Water/Sewer						
Public Sewer			1	1,494	822	
Water Well, 150 Feet			1	8,594	4,727	
			Totals:	90,389	50,227	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 41,839

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 260 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 260
Total Base New : 53,221 E.C.F.
Total Depr Cost: 39,915 X 0.833
Estimated T.C.V: 33,249

(16) Porches/Decks

Area	Type
52	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 2 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Space Heater
Ground Area = 260 SF Floor Area = 260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	260		
			Total:	33,543	25,157
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	19,260	14,445
Common Wall: 1 Wall			1	-1,844	-1,383
Water/Sewer					
Public Sewer			1	1,326	994
Deck					
w/Roof (Roof portion)			52	936	702
			Totals:	53,221	39,915

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 33,249

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-035-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DEMIANENKO BEVERLY D	DEMIANENKO BEVERLY D [LE]	0	04/10/2018	QC	18-LIFE ESTATE	1165:2064	PROPERTY TRANSFER	0.0

Property Address

12781 WEST SHORE DR

Owner's Name/Address

DEMIANENKO BEVERLY D [LE]
14311 MASONIC
WARREN MI 48088

Tax Description

L-1024 P-163 (L-605 P-303) 234 12781 W SHORE DR LOT 35 WADES LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	468	75	2,162
Wood Frame	26.25	96	75	1,890
Total Estimated Land Improvements True Cash Value =				4,052

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	34,000	50,900			25,283C
2024	12,500	32,200	44,700			24,523C
2023	10,000	28,000	38,000			23,356C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 30
Floor Area: 768
Total Base New : 106,084 E.C.F.
Total Depr Cost: 74,259 X 0.833
Estimated T.C.V: 61,858

(16) Porches/Decks

Area	Type
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	768		
			Total:	93,713	65,600
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	928
Water Well, 150 Feet			1	8,359	5,851
Fireplaces					
Wood Stove			1	2,149	1,504
Deck					
Treated Wood			12	537	376
			Totals:	106,084	74,259

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 61,858

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-036-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GERMAIN WILLIAM J	RUTKOSKE, ROBERT & LYNN	46,000	11/18/2011	WD	03-ARM'S LENGTH	1109/2307	OTHER	100.0

Property Address

12767 WEST SHORE DR

Owner's Name/Address

RUTKOSKE ROBERT A & LYNN L
49146 WAYBURN DR
MACOMB MI 48042

Tax Description

L-248 P-520 234 LOT 36 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	273	50	841
Total Estimated Land Improvements True Cash Value =				841

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	23,300	40,200			21,432C
2024	12,500	22,100	34,600			20,788C
2023	10,000	19,000	29,000			19,799C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 37
Floor Area: 480
Total Base New : 86,077 E.C.F.
Total Depr Cost: 54,229 X 0.833
Estimated T.C.V: 45,173

(16) Porches/Decks

Area	Type
24	CPP
24	CPP

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	61,766	38,913
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			320	13,360	8,417
Water/Sewer					
Public Sewer			1	1,326	835
Water Well, 150 Feet			1	8,359	5,266
Porches					
CPP			24	633	399
CPP			24	633	399
			Totals:	86,077	54,229

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 45,173

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-037-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KACZMARCZYK JACK L & DIANE	CHRZAN, BRIAN & RONDA	56,500	08/20/2010	WD	03-ARM'S LENGTH	1096/195	OTHER	100.0
		54,000	07/01/2006	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
12765 WEST SHORE DR

Owner's Name/Address
CHRZAN BRIAN & RONDA
3860 GORMAN RD
LANSING MI 48906-9183

Tax Description
(L-954P-1262-1263&L-819 P-29-30) 234 L-1047 P-192 LOT 37 WADES LANDING. 12765 W SHORE

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	04/14/2023	PB23-0086	COMPLETE
ADDITION	05/04/2012	120066	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	11/29/2012	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	16	75	74
Wood Frame	23.41	160	75	2,809
Wood Frame	25.19	112	50	1,410
Total Estimated Land Improvements True Cash Value =				4,293

Work Description for Permit PB23-0086, Issued 04/14/2023: REROOF. MUST SEND PICTURES OF UNDERLAYMENT BEFORE INSTALLING NEW SHINGLES OR PROJECT WILL NOT BE APPROVED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	37,800	54,700			26,312C
2024	12,500	35,900	48,400			25,521C
2023	10,000	31,200	41,200			24,306C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 760 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 25
Floor Area: 760
Total Base New : 111,310 E.C.F.
Total Depr Cost: 83,032 X 0.833
Estimated T.C.V: 69,166

(16) Porches/Decks

Area	Type
200	Treated Wood
48	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 760 SF Floor Area = 760 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	760			
			Total:	92,856	69,640	
Other Additions/Adjustments						
Deck						
Treated Wood			200	4,036	3,027	
Treated Wood			48	1,690	1,267	
Treated Wood			20	894	223	*2
Water/Sewer						
Public Sewer			1	1,326	994	
Water Well, 150 Feet			1	8,359	6,269	
Fireplaces						
Wood Stove			1	2,149	1,612	
			Totals:	111,310	83,032	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 69,166

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-038-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KEEBLE MAY A [LE] & ETAL	GREENWOOD DALE & AMY	71,000	07/08/2019	WD	03-ARM'S LENGTH	1169:2523	PROPERTY TRANSFER	100.0
AGRE JOYCE M & JOHN L	AGRE FAMILY TRUST	0	01/15/2019	QC	21-NOT USED/OTHER	1168:0851	DEED	0.0
SHADE JUNE J ESTATE	AGRE JOYCE M & SHADE KENNE	0	10/09/2008	QC	21-NOT USED/OTHER	1077:2024	DEED	0.0
KEEBLE MAY A	KEEBLE MAY A [LE]	0	04/21/2008	QC	21-NOT USED/OTHER	1070/2571	OTHER	0.0

Property Address

12763 WEST SHORE DR

Owner's Name/Address

GREENWOOD DALE & AMY
4585 BROCKWAY RD
SAGINAW MI 48638

Tax Description

L-778 P-614 234 LOT 38 WADE'S LANDING

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	10/30/2023	PB23-0473	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1113	75	5,493
Total Estimated Land Improvements True Cash Value =				5,493

Work Description for Permit PB23-0473, Issued 10/30/2023: RE-ROOF. WORK COMPLETED BEFORE PERMITTED.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	50,600	67,500			43,875C
2024	12,500	47,300	59,800			42,556C
2023	10,000	41,300	51,300			40,530C

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*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: Average
Effec. Age: 10
Floor Area:
Total Base New : 144,004 E.C.F.
Total Depr Cost: 109,339 X 0.833
Estimated T.C.V: 91,079

(16) Porches/Decks

Area	Type
240	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 75
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Average Blt 0
(11) Heating System: Warm & Cool Air
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76
Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Siding	Comp.Shingle	1680			
			Total:	105,996	80,558	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,054	2,321	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			576	22,285	16,714	*7
Common Wall: 1 Wall			1	-2,219	-1,664	
Water/Sewer						
Public Sewer			1	1,494	1,135	
Water Well, 150 Feet			1	8,594	6,531	
Deck						
Composite			240	4,800	3,744	*7
			Totals:	144,004	109,339	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 91,079

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-039-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-2	Building Permit(s)	Date	Number	Status
12761 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
EBERLY ELIZABETH & DONALD TRUST 1/5/99 13180 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

X Improved | Vacant

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	6	50	19
Wood Frame	32.82	77	75	1,895
Total Estimated Land Improvements True Cash Value =				1,914

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-908 P-599 (L-381 P-307) 234 LOT 39 WADE'S LANDING

Comments/Influences

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	8,800	25,700			13,690C
2024	12,500	8,400	20,900			13,279C
2023	10,000	7,500	17,500			12,647C

Who	When	What
QT	06/03/2022	INSPECTED
DMG	06/04/2010	INSPECTED

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 0
Total Base New : 24,904 E.C.F.
Total Depr Cost: 18,678 X 0.833
Estimated T.C.V: 15,559

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			672	24,904	18,678
			Totals:	24,904	18,678

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 15,559

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-040-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAIRD WILLIAM E & HELEN M	RUSSO ROBERT & MARILYN	160,000	07/30/2015	WD	20-MULTI PARCEL SALE REF	1152-688	PROPERTY TRANSFER	100.0

Property Address

12733 WEST SHORE DR

Owner's Name/Address

RUSSO ROBERT & MARILYN
12738 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L1074/P1392 L375/P559 234 LOT 40 & 41 WADES LANDING SPLIT/COMBINED ON 02/21/2015 FROM 006-591-040-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 09/01/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	03/13/2018	PB18-0019	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	11/05/2018	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	101.77	144.71	1.0000	0.9822	675	100		67,473
102 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,473

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1416	92	8,572
Total Estimated Land Improvements True Cash Value =				8,572

Work Description for Permit PB18-0019, Issued 03/13/2018: DEMO EXISTING 20X24 STRUCTURE, REPLACE WITH 1-1/2 STY DETACHED GARAGE, 1ST FLOOR 30X40, 2ND 18X30

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,700	24,700	58,400			35,358C
2024	25,000	23,600	48,600			34,295C
2023	20,000	21,200	41,200			32,662C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2018	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen: Laminate
Other: Carpeted
Other: Laminate

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

200	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 50,868 E.C.F.
Total Depr Cost: 48,325 X 0.833
Estimated T.C.V: 40,255

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2018
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2018
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Storage Over Garage			600	8,244	7,832
Base Cost			1200	42,624	40,493
			Totals:	50,868	48,325

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 40,255

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-042-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COUNTY OF ROSCOMMON	TRIER HARRY & CHERYL	2,200	08/13/2018	QC	13-GOVERNMENT	1167:0471	PROPERTY TRANSFER	100.0
BAIRD WILLIAM E & HELEN M	COUNTY OF ROSCOMMON	0	03/31/2018	OTH	10-FORECLOSURE	1165:2138	PROPERTY TRANSFER	0.0

Property Address

WEST SHORE DR

Owner's Name/Address

TRIER HARRY & CHERYL
4881 N HIGGINS LAKE RD
HOUGHTON LAKE MI 48629

Tax Description

L1074/P1392 L375/P559 234 LOT 42 & 43 WADES LANDING SPLIT/COMBINED ON 02/21/2015 FROM 006-591-040-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
4003 OFF LAKE 3	112.78	147.71	1.0000	0.9923	200	100		22,383
113 Actual Front Feet, 0.38 Total Acres							Total Est. Land Value =	22,383

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	11,200	0	11,200			6,365C
2024	8,400	0	8,400			6,174C
2023	8,400	0	8,400			5,880C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-044-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TEDHAMS LOIS A LIVING TRUS	WILSON GARY & JENNIFER	175,000	09/24/2015	WD	20-MULTI PARCEL SALE REF	1154:549	PROPERTY TRANSFER	100.0

Property Address

12707 WEST SHORE DR

Owner's Name/Address

WILSON GARY & JENNIFER
12728 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-621 P-579 234 LOT 44 WADES LANDING.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Garage, detached	11/05/2020	PB20-0376	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
QT	10/27/2020	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	937	74	4,008
D/W/P: 3.5 Concrete	5.78	82	98	465
Wood Frame	31.10	40	24	299
Total Estimated Land Improvements True Cash Value =				4,772

Work Description for Permit PB20-0376, Issued 11/05/2020: ONE STORY ADDTION TO EXISTING RESIDENTIAL DETACHED GARAGE-POLE BUILDING-STORAGE 10 X 30 X 10 = 300 TOTAL SQ FT LAKE TOWNSHIP LAND USE PERMIT #4335 ROSCOMMON COUNTY SOIL EROSION 225 SQ FT WAIVER DATED 11/2/2020

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	15,400	32,300			15,494C
2024	12,500	14,800	27,300			15,029C
2023	10,000	13,200	23,200			14,314C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 26
Floor Area: 0
Total Base New : 39,084 E.C.F.
Total Depr Cost: 30,927 X 0.833
Estimated T.C.V: 25,762

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: Space Heater
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			300	8,352	8,185	*9
Class: D Exterior: Pole (Finished)						
Base Cost			1200	30,732	22,742	
			Totals:	39,084	30,927	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 25,762

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-591-045-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOHMS GERTRUDE M	SPENCER NANCY & BOHMS RICH	0	02/15/2017	QC	08-ESTATE	1162:1936	PROPERTY TRANSFER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

SPENCER NANCY & BOHMS RICHARD W SR
3571 OUTBACK TRAIL
PINCKNEY MI 48169

Tax Description

L-459 P-602 234 LOT 45 WADES LANDING

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	07/17/2017	PB17-0228	COMPLETE

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
MH	11/13/2017	INSPECTED
DMG	06/04/2010	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	658	91	3,940
Total Estimated Land Improvements True Cash Value =				3,940

Work Description for Permit PB17-0228, Issued 07/17/2017: 30X40 1 STY GARAGE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	17,400	34,300			19,254C
2024	12,500	16,600	29,100			18,676C
2023	10,000	14,800	24,800			17,787C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X Single Family
Mobile Home
Town Home
Duplex
A-Frame

Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Average

Room List

Basement
1st Floor
2nd Floor
Bedrooms

(1) Exterior

Wood/Shingle
Aluminum/Vinyl
Brick

Insulation

(2) Windows

Many			Large
Avg.			Avg.
Few			Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

Gable			Gambrel
Hip			Mansard
Flat			Shed

Asphalt Shingle

Chimney:

(3) Roof (cont.)

Eavestrough
Insulation
0 Front Overhang
0 Other Overhang

(4) Interior

Drywall			Plaster
Paneled			Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

Recreation SF
Living SF
Walkout Doors (B)
No Floor SF
Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X Forced Air w/o Ducts
Forced Air w/ Ducts
Forced Hot Water
Electric Baseboard
Elec. Ceil. Radiant
Radiant (in-floor)
Electric Wall Heat
Space Heater
Wall/Floor Furnace
Forced Heat & Cool
Heat Pump
No Heating/Cooling

Central Air
Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1 Average Fixture(s)
3 Fixture Bath
2 Fixture Bath
Softener, Auto
Softener, Manual
Solar Water Heat
No Plumbing
Extra Toilet
Extra Sink
Separate Shower
Ceramic Tile Floor
Ceramic Tile Wains
Ceramic Tub Alcove
Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal Septic
2000 Gal Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 38,592 E.C.F.
Total Depr Cost: 36,662 X 0.833
Estimated T.C.V: 30,539

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2017
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1200	38,592	36,662
			Totals:	38,592	36,662

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 30,539

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MARASKINE JACOB L		0	10/13/2009	OTH	07-DEATH CERTIFICATE	1169:2641	OTHER	0.0

Property Address

12946 WEST SHORE DR

Owner's Name/Address

MARASKINE DOROTHY L
12946 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-513 P-615 234 BEG AT INT OF N'LY LINE OF LOT 2 WITH E'LY R/W OF CO RD TH S 33 DEG 32' 58" W 30 FT TH S 52 DEG 11' 52" E 242.83 FT TH S 49 DEG 16' 13" E 75.8 FT TH SH OF LK TH N 20 DEG 56' 38" E ALG SH 34.5 FT TO N'LY LINE OF LOT 2 TH N 52 DEG 02' W 310.7 FTTO POB PART OF LOTS 1 & 2 WADES LANDING 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 05/02/2005

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	35.00	150.00	1.0000	1.0000	3400	100		119,000
35 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	119,000

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	59,500	101,500	161,000			80,959C
2024	56,000	96,700	152,700			78,525C
2023	49,000	77,700	126,700			74,786C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle
	Metal

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1300 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 32
Floor Area: 1,300
Total Base New : 225,949 E.C.F.
Total Depr Cost: 153,645 X 1.283
Estimated T.C.V: 197,127

(16) Porches/Decks

Area	Type
234	WGEP (1 Story)
150	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1300 SF Floor Area = 1300 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,300		
			Total:	173,419	117,925
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,159
Porches					
WGEP (1 Story)			234	16,904	11,495
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			480	19,637	13,353
Common Wall: 1 Wall			1	-2,219	-1,509
Water/Sewer					
Public Sewer			1	1,494	1,016
Water Well, 150 Feet			1	8,594	5,844
Deck					
Composite			150	3,474	2,362
			Totals:	225,949	153,645

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 197,127

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-003-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
12950 WEST SHORE DR

Owner's Name/Address
WOLOS MICHAEL C & SHAREN A 12950 WEST SHORE DR HOUGHTON LAKE MI 48629

Tax Description
L-875 P-178 234 LOT 3 WADES LANDING 2 PP: 006-592-003-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 03/04/2010

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	08/13/2010	195	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	165	75	814
Total Estimated Land Improvements True Cash Value =				814

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	227,600	314,300			147,610C
2024	81,600	217,600	299,200			143,172C
2023	71,400	175,800	247,200			136,355C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1500 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 18
Floor Area: 3,000
Total Base New : 423,286 E.C.F.
Total Depr Cost: 347,066 X 1.283
Estimated T.C.V: 445,286

(16) Porches/Decks

Area	Type
360	Treated Wood
240	Wood Balcony

(17) Garage

Year Built: 2010
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1500 SF Floor Area = 3000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,500		
			Total:	348,592	285,817
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,810
Deck					
Treated Wood			360	6,091	4,995
Balcony					
Wood Balcony			240	9,778	8,018
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Common Wall: 1 Wall			1	-2,219	-1,820
Base Cost			1440	46,310	37,974
Water/Sewer					
Public Sewer			1	1,494	1,225
Water Well, 150 Feet			1	8,594	7,047
			Totals:	423,286	347,066

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 445,286

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-004-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS JACK M & MARGIE L	LICHT, MICHAEL & MARIANNE	275,000	10/31/2008	WD	03-ARM'S LENGTH	1078/788	OTHER	100.0

Property Address

WEST SHORE DR

Owner's Name/Address

LICHT MICHAEL H & MARIANNE B
17342 BRILL DR
CLINTON TOWNSHIP MI 48035

Tax Description

L-838 P-636 234 LOT 4 WADES LANDING 2 PP: 006-592-004-0000

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	0	86,700			61,872C
2024	81,600	0	81,600			60,012C
2023	71,400	0	71,400			57,155C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICHARDS JACK M & MARGIE L	LICHT, MICHAEL & MARIANNE	0	11/07/2008	WD	21-NOT USED/OTHER	1078/788	OTHER	100.0

Property Address

12954 WEST SHORE DR

Owner's Name/Address

LICHT MICHAEL H & MARIANNE B
17342 BRILL DR
CLINTON TOWNSHIP MI 48035

Tax Description

L-838 P-636 234 LOT 5 WADES LANDING 2 PP: 006-592-004-0000

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
HOUSE	03/26/2002	PB02-0066	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	51.00	150.00	1.0000	1.0000	3400	100		173,400
51 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	173,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	886	75	4,372
Total Estimated Land Improvements True Cash Value =				4,372

Work Description for Permit PB02-0066, Issued 03/26/2002: MANUFACTURED HOME, ADDITION 312 SF, GARAGE 676 SF, LU PERMIT 3165

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	86,700	119,200	205,900			118,856C
2024	81,600	112,300	193,900			115,283C
2023	71,400	90,400	161,800			109,794C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
2002	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 312 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Gas

Class: Good
Effec. Age: 10
Floor Area:
Total Base New : 228,956 E.C.F.
Total Depr Cost: 174,008 X 1.283
Estimated T.C.V: 223,252

(16) Porches/Decks

Area	Type
270	WSEP (1 Story)
240	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Mobile Home MANUFACTURED Cls Good Blt 2002
(11) Heating System: Warm & Cool Air
Ground Area = 1992 SF Floor Area = 1992 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp.Shingle	1680		
Addition	Siding	Slab	312		
			Total:	159,746	121,407
Other Additions/Adjustments					
42" frost-free footings, foundation			172	11,092	8,430
Plumbing					
3 Fixture Bath			1	3,921	2,980
Porches					
WSEP (1 Story)			270	10,643	8,089
Deck					
Treated Wood			240	4,956	3,767
Treated Wood			20	966	734
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			676	25,012	19,009
Common Wall: 1 Wall			1	-2,219	-1,686
Water/Sewer					
Public Sewer			1	1,914	1,455
Water Well, 150 Feet			1	9,232	7,016
Fireplaces					
Wood Stove			1	3,693	2,807
			Totals:	228,956	174,008

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 223,252

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JAKUBIAK WALLACE J & CORIN	GEORGE GLEN R	100,000	07/08/2021	WD	21-NOT USED/OTHER	1177:1712	DEED	100.0
JAKUBIAK GERARD P [LE]	JAKUBIAK WALLACE J & CORIN	0	12/02/2020	OTH	07-DEATH CERTIFICATE	1177:1422	OTHER	0.0
JAKUBIAK GERARD P	JAKUBIAK GERARD P [LE]	0	07/27/1999	QC	18-LIFE ESTATE	0845:454	DEED	0.0
JAKUBIAK ANNE M	JAKUBIAK ANNE M & JAKUBIAI	0	11/07/1995	QC	09-FAMILY	0710:225	PROPERTY TRANSFER	0.0

Property Address

12960 WEST SHORE DR

Owner's Name/Address

GEORGE GLEN R
13390 SUMMER LN
GRAND LEDGE MI 48837

Tax Description

L-845 P-454 (L-710 P-225) 234 LOT 6 WADES LANDING 2.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	08/09/2021	PB21-0277	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/09/2021	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	41.97	315.00	1.0000	1.1600	3400	100		165,511
51 Actual Front Feet, 0.27 Total Acres							Total Est. Land Value =	165,511

Work Description for Permit PB21-0277, Issued 08/09/2021: DEMOLITION OF 1200 SQ FT HOUSE; LAKE TOWNSHIP LAND USE PERMIT #4430; HLSA DISCONNECT PERMIT #D-810; ROSCOMMON COUNTY SOIL EROSION PERMIT #4037 DATED 8/6/21; WELL ABANDONMENT CAN ONLY BE COMPLETED BY THE HOMEOWNER OR A LICENSED WELL DRILLER AND MUST BE APPROVED BY THE HEALTH DEPARTMENT. IF POSSIBLE, PLEASE PROVIDE A SCHEMATIC OF THE WELL TO THE HEALTH DEPT.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	82,800	0	82,800			69,223C
2024	77,900	0	77,900			67,142C
2023	68,200	1,900	70,100			63,945C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHN E. ARENS ENTERPRISES	GEORGE, BRUCE & DIANE	118,120	05/02/2013	WD	21-NOT USED/OTHER	1128/202	OTHER	100.0
ARENS JOHN E	JOHN E. ARENS ENTERPRISES	0	01/05/2012	OTH	21-NOT USED/OTHER	1111/33	OTHER	100.0

Property Address

12962 WEST SHORE DR

Owner's Name/Address

GEORGE BRUCE L & DIANE A
12962 WEST SHORE DR
HOUGHTON LAKE MI 48629

Tax Description

L-330 P-411 234 LOT 7 WADES LANDING 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	06/01/2022	INSPECTED
DMG	06/01/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	33	75	163
D/W/P: Brick on Sand	18.02	57	75	770
Wood Frame	24.24	240	50	2,909
Total Estimated Land Improvements True Cash Value =				3,842

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	155,300	240,300			128,855C
2024	80,000	148,500	228,500			124,981C
2023	70,000	119,800	189,800			119,030C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
6	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney: Stone

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +10
Effec. Age: 18
Floor Area: 2,016
Total Base New : 284,659 E.C.F.
Total Depr Cost: 233,421 X 1.283
Estimated T.C.V: 299,479

(16) Porches/Decks

Area	Type
40	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C 10 Blt 6
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,008		
			Total:	249,574	204,652
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,810
Deck					
Treated Wood			40	1,598	1,310
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			528	20,972	17,197
Common Wall: 1 Wall			1	-2,219	-1,820
Water/Sewer					
Public Sewer			1	1,494	1,225
Water Well, 150 Feet			1	8,594	7,047
			Totals:	284,659	233,421

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 299,479

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-592-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEATTIE WILLIAM A	DEPRIEST DONALD & KAREN	385,000	06/14/2013	WD	03-ARM'S LENGTH	1129/1117	OTHER	100.0
		189,000	08/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

12972 WEST SHORE DR

Owner's Name/Address

DEPRIEST DONALD & KAREN T
MEEHAN GEORGE & CHERYL
51170 FORD RD
CANTON MI 48187

Tax Description

L-648 P-280 234 12972-D W SHORE DR 48629
LOTS 8, 9 & 10 WADES LANDING 2.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	04/30/2007	PB07-0061	COMPLETE

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- X Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- X Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 06/01/2022 INSPECTED
DMG 06/01/2010 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	150.00	100.00	1.0000	0.9221	3400	100		470,275
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	470,275

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	3484	75	17,194
Wood Frame	29.53	96	50	1,417
Total Estimated Land Improvements True Cash Value =				18,611

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	235,100	184,500	419,600			240,367C
2024	221,300	176,700	398,000			233,140C
2023	193,600	143,600	337,200			222,039C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1896 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C +5
Effec. Age: 15
Floor Area: 1,896
Total Base New : 313,738 E.C.F.
Total Depr Cost: 266,700 X 1.283
Estimated T.C.V: 342,176

(16) Porches/Decks

Area	Type
24	WCP (1 Story)
192	Treated Wood
54	Treated Wood
24	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 432
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C 5 Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1896 SF Floor Area = 1896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,896			
			Total:	253,562	215,532	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,949	
Deck						
Treated Wood			192	4,028	3,424	
Treated Wood			54	1,841	1,565	
Treated Wood			24	1,096	932	
Treated Wood			20	913	776	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			864	29,817	25,344	
Storage Over Garage			432	5,936	5,046	
Water/Sewer						
Public Sewer			1	1,494	1,270	
Water Well, 150 Feet			1	8,594	7,305	
Porches						
WCP (1 Story)			24	1,811	1,557	*8
			Totals:	313,738	266,700	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 342,176

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-000-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-COMMON	Zoning: R-1	Building Permit(s)	Date	Number	Status
10234 WEST SHORE DR	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA: DO NOT DELETE					
WEST SHORE CONDOS 10234 WEST SHORE DR HOUGHTON LAKE MI 48629	2026 Est TCV Tentative					

	Improved	X	Vacant

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description

L-665 P-66 234 COM AT SE COR SEC 28 TH N0DEG32'42"W ALG LINE BET SEC 28 & 27 1344.33FT FOR POB TH S89DEG44'00"W ALG N LINE OF PLAT OF CLEAR LAKE SUBD 436.30FT TO C/L OF W SHORE DR TH N09DEG24'35"E ALG C/L 103.97FT TH N89DEG50'12"E 418.33FT TO E LINE SEC 28 TH S0DEG32'42"E ALG SEC LINE 101.73FT TO POB PP: 006-028-013-0280 CLASSIFICATION CHANGE FROM RESIDENTIAL REF IN 2016.

Comments/Influences

Who	When	What
DMG	09/20/2010	INSPECTED

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		70,000	11/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address
10234 WEST SHORE DR 1

Owner's Name/Address
SPRINKLE JEFFREY K & LISA
1324 BISHOPS TERRACE
WIXOM MI 48393

Tax Description
L-1017 P-625 (L-665 P-66) 234 UNIT # 1
WEST SHORE RESORT CONDOMINIUM
PP:006-028-013-0280

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	10/15/2007	PC07-0345	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	17.00	300.00	1.0000	1.1487	3400	100		66,395
17 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	66,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	144	74	1,664
D/W/P: Asphalt Paving	3.10	582	49	884
Total Estimated Land Improvements True Cash Value =				2,548

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,200	46,200	79,400			33,512C
2024	31,200	45,800	77,000			32,505C
2023	27,300	35,000	62,300			30,958C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 432 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 540
Total Base New : 80,388 E.C.F.
Total Depr Cost: 69,134 X 1.283
Estimated T.C.V: 88,699

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 432 SF Floor Area = 540 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	432		
			Total:	70,300	60,458
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,494	1,285
Water Well, 150 Feet			1	8,594	7,391
			Totals:	80,388	69,134

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 88,699

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALTER MARK D ESTATE	HOLTON JACQUELINE R	0	04/27/2020	OTH	08-ESTATE	1172:1425	PROPERTY TRANSFER	100.0
WINANS JEFFREY	WALTER MARK D	30,000	05/08/2015	WD	03-ARM'S LENGTH	1149-1632	PROPERTY TRANSFER	100.0
FEDERAL NATIONAL MORTGAGE	WINANS, JEFFREY	36,000	05/16/2011	OTH	10-FORECLOSURE	1103/2402	OTHER	100.0
MAUL SCOTT A & PATRICE L	FEDERAL NATIONAL MORTGAGE	0	01/01/2011	SD	10-FORECLOSURE	1094/2513	OTHER	100.0

Property Address

10234 WEST SHORE DR 2

Owner's Name/Address

HOLTON JACQUELINE R
PO BOX 18
LAINGSBURG MI 48848

Tax Description

L-1043 P-1625 (L-665 P-66) 234 UNIT # 2 WEST SHORE RESORT CONDOMINIUM PP: 006-028-013-0280

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/10/2022

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
ADDITION	08/16/2007	PB070238	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	17.00	300.00	1.0000	1.1487	3400	100		66,395
17 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	66,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	582	49	884
D/W/P: 3.5 Concrete	6.58	160	74	779
Wood Frame	39.24	40	74	1,162
Total Estimated Land Improvements True Cash Value =				2,825

Work Description for Permit PB070238, Issued 08/16/2007: ADDED ON AND REMODLED, SIDING ,WINDOWS, ETC.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,200	32,700	65,900			42,386C
2024	31,200	31,400	62,600			41,112C
2023	27,300	24,700	52,000			39,155C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 480
Total Base New : 69,690 E.C.F.
Total Depr Cost: 48,087 X 1.283
Estimated T.C.V: 61,696

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	480		
			Total:	60,005	41,404
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
			Totals:	69,690	48,087

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 61,696

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
		75,000	08/01/2004	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10234 WEST SHORE DR 3

Owner's Name/Address

ROSENAU TED M & AMES-ROSENAU AMANDA
1187 TRALEE DR
BEECH ISLAND SC 29842

Tax Description

L-1011 P-341 (L-665 P-66) 234 UNIT # 3 WEST SHORE RESORT CONDOMINIUM PP; 006-028-013-0280

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
X	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	17.00	300.00	1.0000	1.1487	3400	100		66,395
17 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	66,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	160	74	730
D/W/P: Asphalt Paving	2.89	582	49	824

Ad-Hoc Unit-In-Place Items

Description	Rate	Size	% Good	Cash Value
	0.00	1	29	0
Total Estimated Land Improvements True Cash Value =				1,554

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,200	37,400	70,600			27,772C
2024	31,200	35,800	67,000			26,937C
2023	27,300	28,300	55,600			25,655C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg.	X	Large Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 600
Total Base New : 79,589 E.C.F.
Total Depr Cost: 54,917 X 1.283
Estimated T.C.V: 70,459

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	480		
			Total:	69,904	48,234
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
			Totals:	79,589	54,917

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 70,459

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NACY DAVID R & AMY J	NACY DAVID R & AMY J [LE]	0	12/27/2017	WD	18-LIFE ESTATE	1164:1776	PROPERTY TRANSFER	0.0
		75,000	08/01/2003	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

10234 WEST SHORE DR 4

Owner's Name/Address

NACY DAVID R & AMY J [LE]
5645 SANDSTONE
OXFORD MI 48371

Tax Description

L-989 P-1807 (L-665P-66) 234 UNIT # 4
WEST SHORE RESORT CONDOMINIUM
PP;006-028-013-0280

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

QT 04/02/2021 INSPECTED
DMG 08/17/2012 INSPECTED
DMG 09/20/2010 INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	17.00	300.00	1.0000	1.1487	3400	100		66,395
17 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	66,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	582	49	824
D/W/P: 3.5 Concrete	6.16	160	74	730
Total Estimated Land Improvements True Cash Value =				1,554

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,200	37,600	70,800			27,384C
2024	31,200	36,000	67,200			26,561C
2023	27,300	28,500	55,800			25,297C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 480 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:
1

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 600
Total Base New : 80,129 E.C.F.
Total Depr Cost: 55,290 X 1.283
Estimated T.C.V: 70,937

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 600 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Slab	480		
			Total:	69,904	48,234
Other Additions/Adjustments					
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
Lump Sum Items					
SHARED WELL				540	373
			Totals:	80,129	55,290

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 70,937

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SELLECK PATRICK C &	CLARK JEFFREY & ZENA	149,000	01/22/2021	WD	03-ARM'S LENGTH	1175:0839	PROPERTY TRANSFER	100.0
COLLISON MICHELLE M	SELLECK PATRICK C &	0	01/28/2019	QC	21-NOT USED/OTHER	1168:1110	PROPERTY TRANSFER	0.0

Property Address

10234 WEST SHORE DR 5

Owner's Name/Address

CLARK JEFFREY & ZENA
17084 MARK DR
MACOMB MI 48044

Tax Description

L-1045 P-2680 (L-967P-276&L-665P-66) 234 UNIT # 5 WEST SHORE RESORT CONDOMINIUM
PP: 006-028-013-0280

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	17.00	300.00	1.0000	1.1487	3400	100		66,395
17 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	66,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	582	49	824
D/W/P: 3.5 Concrete	6.16	112	74	511
Wood Frame/Conc.	31.50	108	74	2,517
Total Estimated Land Improvements True Cash Value =				3,852

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,200	39,500	72,700			52,741C
2024	31,200	38,700	69,900			51,156C
2023	27,300	30,100	57,400			48,720C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 528 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 31
Floor Area: 528
Total Base New : 83,541 E.C.F.
Total Depr Cost: 57,645 X 1.283
Estimated T.C.V: 73,959

(16) Porches/Decks

Area	Type
419	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 528 SF Floor Area = 528 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	528		
			Total:	67,282	46,426
Other Additions/Adjustments					
Deck					
Treated Wood			419	6,574	4,536
Water/Sewer					
Public Sewer			1	1,326	915
Water Well, 150 Feet			1	8,359	5,768
			Totals:	83,541	57,645

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 73,959

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-594-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MYERS WALLY G	HABOOSH SHAYLA & NARRA KAR	62,000	08/15/2019	WD	21-NOT USED/OTHER	1170:0603	PROPERTY TRANSFER	100.0
SMITH RICHARD K ESTATE	MYERS WALLY G	0	07/13/2019	QC	08-ESTATE	1169:2607	DEED	0.0
SMITH RICHARD K		0	10/06/2018	OTH	07-DEATH CERTIFICATE	1170:0600	OTHER	0.0
SMITH LINDA L		0	11/07/2015	OTH	07-DEATH CERTIFICATE	1170:599	OTHER	0.0

Property Address

10234 WEST SHORE DR 6

Owner's Name/Address

HABOOSH SHAYLA & NARRA KAREN &
RASHO HAMID R
13181 SAVANNAH DR
BRUCE TWP MI 48065

Tax Description

L-665 P-66 234 UNIT # 6 WEST SHORE RESORT CONDOMINIUM PP: 006-028-013-0280

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	04/02/2021	INSPECTED
DMG	08/17/2012	INSPECTED
DMG	09/20/2010	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	17.00	300.00	1.0000	1.1487	3400	100		66,395
17 Actual Front Feet, 0.12 Total Acres							Total Est. Land Value =	66,395

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	1257	49	3,794
D/W/P: Asphalt Paving	2.89	3539	49	5,012
Wood Frame	21.93	200	74	3,246
Wood Frame	21.27	272	74	4,281
Total Estimated Land Improvements True Cash Value =				16,333

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,200	93,400	126,600			81,198C
2024	31,200	89,200	120,400			78,757C
2023	27,300	72,700	100,000			75,007C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1440 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 41
Floor Area: 1,440
Total Base New : 218,568 E.C.F.
Total Depr Cost: 128,953 X 1.283
Estimated T.C.V: 165,447

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1360
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1440 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	960		
1 Story	Siding	Slab	480		
			Total:	161,157	95,082
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,277
Garages					
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)					
Common Wall: 1/2 Wall			1	-1,023	-604
Base Cost			1360	39,182	23,117
Water/Sewer					
Public Sewer			1	1,326	782
Water Well, 150 Feet			1	8,359	4,932
Fireplaces					
Exterior 1 Story			1	5,707	3,367
			Totals:	218,568	128,953

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 165,447

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROLFS SCOTT C & EMMINGROL	PRATER JAMES & MELLISSA	160,000	04/28/2017	WD	16-LC PAYOFF	1162:568	PROPERTY TRANSFER	0.0
ROLFS SCOTT C &	PRATER JAMES & MELISSA	160,000	01/09/2017	LC	03-ARM'S LENGTH	1161:558	PROPERTY TRANSFER	100.0
		100,000	05/01/1998	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

119 UTAH

Owner's Name/Address

PRATER JAMES & MELLISSA
14430 EDDY LAKE RD
FENTON MI 48430

Tax Description

L-823 P-612 (L-792 P-222) 234 119 UTAH
LOT 1 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	85.00	100.00	1.0000	0.9221	3400	100		266,489
85 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	266,489

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	36	75	178
Wood Frame	29.53	96	71	2,013
Total Estimated Land Improvements True Cash Value =				2,191

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	133,200	47,500	180,700			120,715C
2024	125,400	45,300	170,700			117,086C
2023	109,700	34,100	143,800			111,511C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 42
Floor Area: 768
Total Base New : 118,475 E.C.F.
Total Depr Cost: 69,934 X 1.283
Estimated T.C.V: 89,725

(16) Porches/Decks

Area	Type
174	Treated Wood
144	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Slab	768			
			Total:	95,310	55,280	
Other Additions/Adjustments						
Exterior						
Brick Veneer			112	1,771	1,027	
Deck						
Treated Wood			174	3,692	3,360	*9
w/Roof (Roof portion)			144	2,310	1,340	
Water/Sewer						
Public Sewer			1	1,326	769	
Water Well, 150 Feet			1	8,359	4,848	
Fireplaces						
Exterior 1 Story			1	5,707	3,310	
			Totals:	118,475	69,934	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 89,725

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PELOWSKI CECIL B	PELOWSKI DOLORES M	0	06/17/2013	QC	21-NOT USED/OTHER	1129/935	OTHER	0.0

Property Address

117 UTAH

Owner's Name/Address

PELOWSKI DOLORES M
8141 MARIAN
WARREN MI 48093

Tax Description

L-445 P-5 234 LOT 2 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	53.00	150.00	1.0000	1.0000	3400	100		180,200
53 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	180,200

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	36	75	166
D/W/P: Patio Blocks	14.27	48	25	171
Wood Frame	31.19	64	46	918
Total Estimated Land Improvements True Cash Value =				1,255

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	90,100	52,100	142,200			81,989C
2024	84,800	49,800	134,600			79,524C
2023	74,200	41,300	115,500			75,738C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 644 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 34
Floor Area: 966
Total Base New : 117,783 E.C.F.
Total Depr Cost: 77,737 X 1.283
Estimated T.C.V: 99,737

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 644 SF Floor Area = 966 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	644		
			Total:	101,253	66,827
Other Additions/Adjustments					
Exterior					
Brick Veneer			72	1,138	751
Water/Sewer					
Public Sewer			1	1,326	875
Water Well, 150 Feet			1	8,359	5,517
Fireplaces					
Exterior 1 Story			1	5,707	3,767
			Totals:	117,783	77,737

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 99,737

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BACKHUS PAULINE A	BACKHUS PAULINE A [LE]	0	07/12/2019	WD	18-LIFE ESTATE	1169:2482	OTHER	0.0
BACKHUS DENNIS H		0	06/02/2017	OTH	07-DEATH CERTIFICATE	1169:2481	OTHER	0.0

Property Address

115 UTAH

Owner's Name/Address

BACKHUS PAULINE A [LE]
58964 GLACIER CLUB DR
WASHINGTON TWP MI 48094

Tax Description

L-622 P-641 234 LOT 3 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	45	46	127
D/W/P: 3.5 Concrete	6.16	40	46	113
Wood Frame/Conc.	31.05	120	46	1,714
Wood Frame	29.80	73	21	457
Total Estimated Land Improvements True Cash Value =				2,411

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	57,400	142,400			77,352C
2024	80,000	54,600	134,600			75,027C
2023	70,000	36,300	106,300			71,455C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 39
Floor Area: 1,152
Total Base New : 138,754 E.C.F.
Total Depr Cost: 84,642 X 1.283
Estimated T.C.V: 108,596

(16) Porches/Decks

Area	Type
176	Treated Wood
192	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 1152 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	768		
			Total:	118,529	72,304
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,860	2,355
Deck					
Treated Wood			176	3,719	2,269
w/Roof (Roof portion)			192	2,961	1,806
Water/Sewer					
Public Sewer			1	1,326	809
Water Well, 150 Feet			1	8,359	5,099
			Totals:	138,754	84,642

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 108,596

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
113 UTAH	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
KOWALCZUK MICHAEL & CAROL P 8288 MARIAN WARREN MI 48093	2026 Est TCV Tentative					

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Tax Description

L-538 P-28 234 113 UTAH DR 48630 LOT 4 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	29.96	72	46	992
Total Estimated Land Improvements True Cash Value =				992

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	49,600	79,600			38,848C
2024	22,500	48,700	71,200			37,680C
2023	21,300	42,300	63,600			35,886C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 840
Total Base New : 117,647 E.C.F.
Total Depr Cost: 83,364 X 1.143
Estimated T.C.V: 95,285

(16) Porches/Decks

Area	Type
8	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	840			
			Total:	101,041	71,739	
Other Additions/Adjustments						
Exterior						
Stone Veneer			192	6,563	4,660	
Water/Sewer						
Public Sewer			1	1,326	941	
Water Well, 150 Feet			1	8,359	5,935	
Deck						
Treated Wood			8	358	89	*2
			Totals:	117,647	83,364	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 95,285

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-005-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MORGAN BENNIE E & WANDA J	MORGAN BENNIE E & WANDA J	0	05/23/2023	QC	15-LADY BIRD	1184:962	PROPERTY TRANSFER	0.0
		46,000	06/01/1996	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

109 UTAH

Owner's Name/Address

MORGAN BENNIE E & WANDA J [LE]
PO BOX 296
HOUGHTON LAKE HEIGHTS MI 48630

Tax Description

L-727 P-430 234 113D6 STATE AVENUE 48629LOT 5 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/20/2020

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Patio Blocks	15.61	216	25	843
Wood Frame	35.77	60	85	1,824
Total Estimated Land Improvements True Cash Value =				2,667

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	90,200	120,200			61,869C
2024	22,500	88,500	111,000			60,009C
2023	21,300	71,200	92,500			57,152C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
2006	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Vaulted

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 1,200
Total Base New : 177,411 E.C.F.
Total Depr Cost: 150,800 X 1.143
Estimated T.C.V: 172,364

(16) Porches/Decks

Area	Type
30	Treated Wood
16	Treated Wood
415	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 2006
(11) Heating System: Forced Heat & Cool
Ground Area = 960 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	960		
			Total:	153,918	130,831
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,949
Deck					
Treated Wood			30	1,346	1,144
Treated Wood			415	6,682	5,680
Treated Wood			16	731	621
Water/Sewer					
Public Sewer			1	1,494	1,270
Water Well, 150 Feet			1	8,594	7,305
			Totals:	177,411	150,800

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 172,364

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-006-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: R-1	Building Permit(s)	Date	Number	Status
107 UTAH	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	SA:					
STANLEY DOUGLAS C & CAROL 10988 COLONY PINCKNEY MI 48169	2026 Est TCV Tentative					

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Tax Description

L-490 P-549 234 LOT 6 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

			* Factors *					
Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.16	816	71	3,569
D/W/P: Patio Blocks	14.27	64	71	648
Wood Frame	34.90	20	46	321
Wood Frame	23.41	160	46	1,723
Total Estimated Land Improvements True Cash Value =				6,261

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	54,800	84,800			60,124C
2024	22,500	53,800	76,300			58,317C
2023	21,300	46,000	67,300			55,540C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 720 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 34
Floor Area: 720
Total Base New : 127,783 E.C.F.
Total Depr Cost: 87,663 X 1.143
Estimated T.C.V: 100,199

(16) Porches/Decks

Area	Type
348	Treated Wood
28	Treated Wood
96	Roof Cover Onl
24	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 624
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	720			
			Total:	85,915	56,704	
Other Additions/Adjustments						
Exterior						
Brick Veneer			95	1,502	991	
Deck						
Treated Wood			348	5,819	3,841	
Treated Wood			28	1,257	830	
Treated Wood			24	1,073	268	*2
w/Roof (Roof portion)			96	1,609	1,062	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			624	20,923	17,575	*8
Water/Sewer						
Public Sewer			1	1,326	875	
Water Well, 150 Feet			1	8,359	5,517	
			Totals:	127,783	87,663	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 100,199

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-007-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAKAREKA THOMAS C	WOLSHON JENNIFER & KAKAREK	0	05/08/2013	QC	21-NOT USED/OTHER	1129/1761	OTHER	100.0
		46,000	08/01/1993	WD	21-NOT USED/OTHER		OTHER	0.0

Property Address

105 UTAH

Owner's Name/Address

WOLSHON JENNIFER & KAKAREKA MICHAEL
KAKAREKA THOMAS II &
28015 LORRAINE AVE
WARREN MI 48093

Tax Description

L-647 P-181 234 105 UTAH DR 48629LOT 7
ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	50.00	150.00	1.0000	1.0000	1200	100		60,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	60,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	35	25	50
D/W/P: Patio Blocks	13.10	35	25	115
D/W/P: Patio Blocks	13.10	24	25	78
Wood Frame	31.10	24	21	157
Wood Frame	22.19	120	95	2,530
Total Estimated Land Improvements True Cash Value =				2,930

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	30,000	26,500	56,500			40,865C
2024	22,500	26,400	48,900			39,637C
2023	21,300	21,500	42,800			36,512C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Aluminum
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable Hip Flat		Gambrel Mansard Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 578 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

60	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 44
Floor Area: 578
Total Base New : 76,658 E.C.F.
Total Depr Cost: 42,928 X 1.143
Estimated T.C.V: 49,067

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 578 SF Floor Area = 578 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=56/100/100/100/56
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	578		
			Total:	67,359	37,721

Other Additions/Adjustments

Water/Sewer			
Public Sewer	1	1,175	658
Water Well, 150 Feet	1	8,124	4,549
	Totals:	76,658	42,928

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 49,067

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-008-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HANNAHS MICHAEL R & AMY J	SHERLOCK JORDAN L	239,900	09/06/2023	WD	03-ARM'S LENGTH	1185:742	PROPERTY TRANSFER	100.0
HANNAHS MICHAEL R & AMY J	HANNAHS MICHAEL R & AMY J	0	03/01/2022	QC	14-INTO/OUT OF TRUST	1179:2493	DEED	0.0
HANNAHS MICHAEL R & AMY J	HANNAHS MICHAEL R & AMY J	0	09/30/2020	WD	18-LIFE ESTATE	1174:0349	PROPERTY TRANSFER	0.0
MCGLYNN WALTER E & SUSAN M	HANNAHS MICHAEL R & AMY J	139,900	07/25/2018	WD	03-ARM'S LENGTH	1166:1600	PROPERTY TRANSFER	100.0

Property Address

103 UTAH

Owner's Name/Address

SHERLOCK JORDAN L
10550 S SHEPHERD RD
SHEPHERD MI 48883

Tax Description

L-849 P-672 (L-696-P-257) 234 113-A STATE AVE 48629 LOT 8 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4002.4002 CANAL/RIVER/LONG POINT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
CANAL/RIVER	68.00	150.00	1.0000	1.0000	1200	100		81,600
68 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	81,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	26.33	160	46	1,938
Total Estimated Land Improvements True Cash Value =				1,938

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	40,800	70,100	110,900			102,584C
2024	30,600	68,900	99,500			99,500S
2023	28,900	49,100	78,000			64,890C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,008
Total Base New : 154,424 E.C.F.
Total Depr Cost: 117,214 X 1.143
Estimated T.C.V: 133,976

(16) Porches/Decks

Area	Type
336	Treated Wood
20	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,008			
			Total:	134,492	100,868	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	3,108	2,331	
Deck						
Treated Wood			336	5,823	5,765	*9
Treated Wood			20	913	685	
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 150 Feet			1	8,594	6,445	
			Totals:	154,424	117,214	

Notes:
ECF (4002 CANAL/RIVER/LONG POINT) 1.143 => TCV: 133,976

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COVER JULIANNE	COVER JULIANNE Z TRUST	0	04/12/2024	WD	14-INTO/OUT OF TRUST	1187:98	PROPERTY TRANSFER	0.0
DIETZ BRAD & FONDA	COVER JULIANNE	500,000	05/25/2022	WD	03-ARM'S LENGTH	1181:756	PROPERTY TRANSFER	100.0
OVERBAUGH MICHAEL U & SVET	DIETZ BRAD & FONDA	235,000	09/09/2016	WD	03-ARM'S LENGTH	1160-0359	PROPERTY TRANSFER	100.0

Property Address

119 STATE AVE

Owner's Name/Address

COVER JULIANNE Z TRUST
1115 IVYGLEN CIR
BLOOMFIELD HILLS MI 48304

Tax Description

L-1032 P-1494 (L-509 P-110) 234 LOT 9 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/01/2022	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	90.00	150.00	1.0000	1.0000	3400	100		306,000
90 Actual Front Feet, 0.31 Total Acres							Total Est. Land Value =	306,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.88	72	21	467
Fencing: Wd, Split, 2 Rail	16.48	110	21	381
D/W/P: 3.5 Concrete	6.58	990	75	4,885
D/W/P: Asphalt Paving	3.10	288	50	446
D/W/P: 3.5 Concrete	6.58	258	95	1,613
Wood Frame	27.17	140	71	2,701
Wood Frame	35.08	64	95	2,133
Total Estimated Land Improvements True Cash Value =				12,626

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	153,000	119,500	272,500			236,753C
2024	144,000	114,200	258,200			229,635C
2023	126,000	92,700	218,700			218,700S

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1259 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 25
Floor Area: 1,485
Total Base New : 226,653 E.C.F.
Total Depr Cost: 171,395 X 1.283
Estimated T.C.V: 219,900

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1259 SF Floor Area = 1485 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Slab	452			
1 Story	Siding	Slab	753			
1 Story	Siding	Slab	54			
			Total:	182,265	136,697	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,484	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			504	20,316	15,846	*7
Water/Sewer						
Public Sewer			1	1,494	1,120	
Water Well, 150 Feet			1	8,594	6,445	
Fireplaces						
Interior 1 Story			1	5,338	4,003	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,800	*9
			Totals:	226,653	171,395	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 219,900

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RONNING ROBERT & BARBARA	KISCHNICK ALAN J & JUDY M	184,000	05/20/2016	WD	03-ARM'S LENGTH	1159-0314	PROPERTY TRANSFER	100.0
RONNING DEBRA K TRUST	RONNING ROBERT	0	12/10/2015	QC	08-ESTATE	1156-11	PROPERTY TRANSFER	0.0

Property Address

106 UTAH

Owner's Name/Address

KISCHNICK ALAN J & JUDY M
9640 FRANKENMUTH RD
VASSAR MI 48768

Tax Description

L-1027 P-187 (L-617 P-12) 234 106 UTAH LOT 10 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	740	75	3,652
D/W/P: Brick on Sand	18.02	252	50	2,270
Total Estimated Land Improvements True Cash Value =				5,922

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	113,000	198,000			111,875C
2024	80,000	107,900	187,900			108,512C
2023	70,000	85,600	155,600			103,345C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1326 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 29
Floor Area: 1,658
Total Base New : 232,772 E.C.F.
Total Depr Cost: 166,729 X 1.283
Estimated T.C.V: 213,913

(16) Porches/Decks

Area	Type
41	WCP (1 Story)
32	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 484
% Good: 78
Storage Area: 242
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1326 SF Floor Area = 1658 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Slab	1,326			
			Total:	193,115	137,112	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,299	
Porches						
WCP (1 Story)			41	2,761	1,960	
Balcony						
Wood Balcony			32	1,304	926	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			484	19,752	15,407	*7
Storage Over Garage			242	3,325	2,593	
Common Wall: 1 Wall			1	-2,219	-1,731	
Water/Sewer						
Public Sewer			1	1,494	1,061	
Water Well, 150 Feet			1	8,594	6,102	
			Totals:	232,772	166,729	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 213,913

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATHEY BRUCE	ATHEY BRUCE R [LE]	0	08/28/2018	WD	18-LIFE ESTATE	1167:0356	PROPERTY TRANSFER	0.0
TRUCZYNSKI DUSTIN & IDA L	ATHEY BRUCE	200,000	10/20/2017	WD	03-ARM'S LENGTH	1164:0203	PROPERTY TRANSFER	100.0
TURCZYNSKI DUSTIN M & IDA	TURCZYNSKI DUSTIN & IDA L	0	06/14/2016	QC	09-FAMILY	1159-0644	PROPERTY TRANSFER	0.0
BRADY PAMELA S	TURCZYNSKI, DUSTIN & IDA I	0	05/10/2007	WD	21-NOT USED/OTHER	1060/397	OTHER	100.0

Property Address

108 UTAH

Owner's Name/Address

ATHEY BRUCE R [LE]
11077 ARLOA
GREENVILLE MI 48838

Tax Description

L-803 P-482 234 115-C STATE AVE 48629LOT 11 ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1256	46	3,801
Wood Frame	29.53	96	71	2,013
Total Estimated Land Improvements True Cash Value =				5,814

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	83,500	168,500			108,456C
2024	80,000	80,000	160,000			105,195C
2023	70,000	64,900	134,900			100,186C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 840 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 19
Floor Area: 840
Total Base New : 150,288 E.C.F.
Total Depr Cost: 121,734 X 1.283
Estimated T.C.V: 156,185

(16) Porches/Decks

Area	Type
329	CPP

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 616
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 840 SF Floor Area = 840 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	840		
			Total:	110,751	89,709
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	3,108	2,517
Porches					
CPP			329	5,201	4,213
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			616	23,359	18,921
Common Wall: 1 Wall			1	-2,219	-1,797
Water/Sewer					
Public Sewer			1	1,494	1,210
Water Well, 150 Feet			1	8,594	6,961
			Totals:	150,288	121,734

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 156,185

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-595-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAKAREKA THOMAS	WOLSHON JENNIFER, KAKAREKA	0	05/08/2013	QC	21-NOT USED/OTHER	1129/1760	OTHER	100.0

Property Address

110 UTAH

Owner's Name/Address

WOLSHON JENNIFER & KAKAREKA MICHAEL
KAKAREKA THOMAS CHESTER II &
28015 LORRAINE AVE
WARREN MI 48093

Tax Description

L-594 P-81 234 110 UTAH DR 48629 LOT 12
ASSESSORS PLAT OF WILLOW POINT RESORT

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

Topography of Site

X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	03/30/2023	INSPECTED
MH	08/14/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	33.66	48	21	339
Wood Frame	34.90	8	21	59
Total Estimated Land Improvements True Cash Value =				398

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	52,100	137,100			81,509C
2024	80,000	49,800	129,800			79,059C
2023	70,000	38,200	108,200			75,295C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 762 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 29
Floor Area: 762
Total Base New : 110,480 E.C.F.
Total Depr Cost: 78,440 X 1.283
Estimated T.C.V: 100,639

(16) Porches/Decks

Area	Type
56	WCP (1 Story)

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls CD Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 762 SF Floor Area = 762 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	762		
			Total:	93,075	66,083
Other Additions/Adjustments					
Porches					
WCP (1 Story)			56	3,020	2,144
Water/Sewer					
Public Sewer			1	1,326	941
Water Well, 150 Feet			1	8,359	5,935
Fireplaces					
Interior 1 Story			1	4,700	3,337
			Totals:	110,480	78,440

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 100,639

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-001-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
202 CLEARVIEW DR

Owner's Name/Address
CHRISTLER BETH C TRUST 202 CLEARVIEW DR HOUGHTON LAKE MI 48629

Tax Description
L-888 P-434 (L-710 P-340) 234 COM AT SW COR LOT 1 TH N0DEG27' 15 "E ALG ELY LINE OF CLEARVIEW DR 64.99 FT FOR POB TH N0DEG27'15"E 84.93FT TO NWCOR LOT 1 TH S89DEG40'42"E ALG LOT LINE COM TO LOTS 1 & 2 110.42FT TO TRAVERSE LINE TH S3DEG22'02"W ALG TRAVERSE LINE 84.95FT TH N89DEG44'03"W 106.10FT TO POB PART OF LOT 1 PAR 1-B WOODLAND SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 12/13/1995

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/30/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	85.00	150.00	1.0000	1.0000	3400	100		289,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	289,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	7.59	3039	74	17,069
Total Estimated Land Improvements True Cash Value =				17,069

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	144,500	278,900	423,400			239,970C
2024	136,000	266,900	402,900			232,755C
2023	119,000	217,000	336,000			221,672C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1636 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 21
Floor Area: 3,052
Total Base New : 521,128 E.C.F.
Total Depr Cost: 412,292 X 1.283
Estimated T.C.V: 528,971

(16) Porches/Decks

Area	Type
80	CPP
647	Composite
40	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 625
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1636 SF Floor Area = 3052 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding/Brick	Crawl Space	1,286		
1.25 Story	Siding/Brick	Crawl Space	350		
1 Story	Siding	Overhang	10		
1 Story	Siding	Overhang	16		
1 Story	Siding	Overhang	16		
		Total:		443,871	350,659

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	6,832	5,397
Porches			
CPP	80	2,124	1,678
Balcony			
Wood Balcony	40	1,990	1,572
Garages			
Class: BC Exterior: Brick Foundation: 18 Inch (Unfinished)			
Base Cost	625	39,900	31,521
Common Wall: 1.5 Wall	1	-6,081	-4,804
Water/Sewer			
Public Sewer	1	1,914	1,512
Water Well, 150 Feet	1	9,232	7,293
Fireplaces			
Interior 1 Story	1	6,916	5,464
Deck			
Composite	647	10,430	8,240

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-001-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GANDOLFI JOHN & PETERS CAR	PETERS CAROLYN & GANDOLFI	0	11/20/2018	QC	18-LIFE ESTATE	1167:2245	PROPERTY TRANSFER	0.0
GANDOLFI DIANE M TRUST	GANDOLFI JOHN & PETERS CAI	211,000	09/30/2014	WD	09-FAMILY	1144-1349	PROPERTY TRANSFER	100.0
GANDOLFI DIANE M	GANDOLFI ROBERT & DIANE TI	0	09/25/2014	WD	21-NOT USED/OTHER	1144-1347	PROPERTY TRANSFER	0.0
GANDOLFI ROBERT L	GANDOLFI DIANE M	0	07/11/2014	WD	09-FAMILY	1141/234	OTHER	100.0

Property Address

200 CLEARVIEW DR

Owner's Name/Address

PETERS CAROLYN & GANDOLFI JOHN [LE]
42722 CHRISTINA DR
STERLING HEIGHTS MI 48313

Tax Description

L-797 P-695 234 200 CLEARVIEW DR COM AT SW COR LOT 1 FOR POB TH N64.99FT TH S89DEG40'42"E 106.10FT TH S3DEG22'02" W ALG TRAVERSE LINE 65.FT TH N89DEG44 '03"W 102.80FT TO POB PART OF LOT 1 PAR 1-A WOODLAND SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative (5,000 MCL 211.

Building Permit(s)	Date	Number	Status
MISC	06/15/2015	PB15-0129	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/30/2020	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	06/08/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	8.23	1176	74	7,162
D/W/P: Brick on Sand	23.97	88	74	1,561
Total Estimated Land Improvements True Cash Value =				8,723

Work Description for Permit PB15-0129, Issued 06/15/2015: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	308,700	419,200			233,500C
2024	104,000	295,100	399,100			226,480C
2023	91,000	238,900	329,900			215,696C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Brick/Siding
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Metal

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

X	Drywall

(7) Excavation

Basement: 0 S.F.
Crawl: 1624 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
1	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
1	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: B
Effec. Age: 21
Floor Area: 2,746
Total Base New : 589,335 E.C.F.
Total Depr Cost: 466,177 X 1.283
Estimated T.C.V: 598,105

(16) Porches/Decks

Area	Type
48	CCP (1 Story)
532	Treated Wood

(17) Garage

Year Built: 1998
Car Capacity:
Class: B
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls B Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1624 SF Floor Area = 2746 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,104		
1 Story	Siding	Crawl Space	520		
1 Story	Siding	Overhang	18		
			Total:	492,272	388,896

Other Additions/Adjustments			
Exterior			
Brick Veneer	334	7,442	5,879
Plumbing			
3 Fixture Bath	1	10,452	8,257
Porches			
CCP (1 Story)	48	2,038	1,610
Deck			
Treated Wood	532	8,704	6,876
Garages			
Class: B Exterior: Siding Foundation: 18 Inch (Unfinished)			
Base Cost	720	41,868	33,076
Common Wall: 1 Wall	1	-3,180	-2,512
Water/Sewer			
Public Sewer	1	2,199	1,737
Water Well, 150 Feet	1	9,669	7,639
Built-Ins			
Security System	1	9,507	7,511
Fireplaces			
Prefab 1 Story	1	4,364	3,448

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-002-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
206 CLEARVIEW DR

Owner's Name/Address
CHRISTLER BETH C TRUST 202 CLEARVIEW DR HOUGHTON LAKE MI 48629

Tax Description
L-888 P-436 (L-867 P-570&L-820 P-691)234 LOT 2 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/10/2023

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Demolish	10/02/2023	PB23-0438	COMPLETE
REMODEL	08/29/2011	173	COMPLETE

	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	10/14/2023	INSPECTED
QT	09/30/2020	INSPECTED
DMG	06/08/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Work Description for Permit PB23-0438, Issued 10/02/2023: DEMO OF 1412 SQUARE FEET RESIDENCE. ROSCOMMON COUNTY LAND USE DATED 9/11/23 #004621. HOUGHTON LAKE SEWER DISCONNECT PERMIT DATED 9/13/23 #D850. ROSCOMMON SOIL EROSION PERMIT DATED 9/25/23 #4270.

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	0	85,000			50,564C
2024	80,000	0	80,000			49,044C
2023	70,000	54,100	124,100			86,905C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-003-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRYTA DARLENE	CHRISTLER BETH C TRUST	118,000	09/30/2016	WD	03-ARM'S LENGTH	1160-0936	PROPERTY TRANSFER	100.0
MORRISON, CHERYL & HORNBEY	KRYTA, DARLENE	60,000	12/01/2012	WD	21-NOT USED/OTHER	1122/219	OTHER	100.0
LUTZ JEAN M ET AL	MORRISON, CHERYL & HORNBEY	0	12/07/2011	QC	21-NOT USED/OTHER	1110/1310	OTHER	50.0

Property Address
208 CLEARVIEW DR

Owner's Name/Address
CHRISTLER BETH C TRUST
202 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description
L-309 P-667 234 LOT 3 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 09/30/2016
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
DEMO	10/24/2016	2016-0007	COMPLETE
DEMO	12/10/2012	26412	COMPLETE

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
MH	12/29/2016	INSPECTED
DMG	12/02/2013	INSPECTED
DMG	06/08/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Work Description for Permit 2016-0007, Issued 10/24/2016: CONFIRM HOUSE IS DEMOD

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	0	85,000			60,659C
2024	80,000	0	80,000			58,836C
2023	70,000	0	70,000			56,035C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-004-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRYTA JOHN & DARLENE	SMITH JEFFREY T & NANCY L	250,000	09/23/2016	WD	03-ARM'S LENGTH	1160-0759	PROPERTY TRANSFER	100.0
TUCKER, FREDERICK & LARRY	KRYTA, JOHN & DARLINE	203,000	06/08/2012	WD	03-ARM'S LENGTH	1116/1089	OTHER	100.0
LASALLE BANK NATIONAL ASSO	TUCKER, FREDERICK & LARRY	189,900	12/16/2008	SD	10-FORECLOSURE	1079/1110	OTHER	100.0
ZEMER MICHAEL H & CANDICE	LASALLE BANK NATIONAL ASSO	212,500	04/18/2008	SD	10-FORECLOSURE	1071/661	OTHER	100.0

Property Address

210 CLEARVIEW DR

Owner's Name/Address

SMITH JEFFREY T & NANCY L
5979 SUMMERFIELD CT
HASLETT MI 48840

Tax Description

L-584 P-367 234 210 CLEARVIEW LOT 4 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/15/2020	PB20-0185	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/30/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1296	74	6,311
Total Estimated Land Improvements True Cash Value =				6,311

Work Description for Permit PB20-0185, Issued 07/15/2020: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	142,300	227,300			132,295C
2024	80,000	135,900	215,900			128,318C
2023	70,000	109,700	179,700			122,208C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1056 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 26
Floor Area: 1,320
Total Base New : 284,357 E.C.F.
Total Depr Cost: 210,424 X 1.283
Estimated T.C.V: 269,974

(16) Porches/Decks

Area	Type
766	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 360
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1056 SF Floor Area = 1320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,056		
			Total:	207,507	153,555
Other Additions/Adjustments					
Exterior					
Stone Veneer			32	1,492	1,104
Plumbing					
3 Fixture Bath			1	6,832	5,056
Garages					
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			720	34,495	25,526
Storage Over Garage			360	6,469	4,787
Common Wall: 1 Wall			1	-2,651	-1,962
Water/Sewer					
Public Sewer			1	1,914	1,416
Water Well, 150 Feet			1	9,232	6,832
Fireplaces					
Exterior 1 Story			1	8,527	6,310
Deck					
Treated Wood			766	10,540	7,800
			Totals:	284,357	210,424

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 269,974

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-005-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOSHINSKIE CALVIN & TINSLE	ROSE BONNIE J	470,000	08/05/2021	WD	03-ARM'S LENGTH	1177:2116	PROPERTY TRANSFER	100.0
SPRAGUE MICHAEL K & MARY E	LOSHINSKIE CALVIN & TINSLE	310,000	06/14/2019	WD	03-ARM'S LENGTH	1169:1777	PROPERTY TRANSFER	100.0
PAULLIN R T & PATRICIA TRU	SPRAGUE MICHAEL K & MARY E	175,000	08/12/2016	WD	03-ARM'S LENGTH	1159-2185	PROPERTY TRANSFER	100.0

Property Address

214 CLEARVIEW DR

Owner's Name/Address

ROSE BONNIE J
3102 CREEKWOOD CIRCL
BAY CITY MI 48706

Tax Description

L1082/P942 L691/P35 L663/P308 234
LOTS 5 & 6 EXCEPT THE N 3 FT OF LOT 6
WOODLAND SHORES SPLIT/COMBINED ON
02/21/2015 FROM 006-600-005-0000,
006-600-007-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/10/2021	INSPECTED
MH	11/10/2017	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	98.00	96.33	1.0000	0.9152	3400	100		304,957
98 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	304,957

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1266	74	6,164
D/W/P: 3.5 Concrete	6.58	12	74	58
Total Estimated Land Improvements True Cash Value =				6,222

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	152,500	128,100	280,600			208,693C
2024	143,500	122,500	266,000			202,419C
2023	125,600	98,800	224,400			192,780C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

X	Many		Large
	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1490 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 21
Floor Area: 1,490
Total Base New : 240,146 E.C.F.
Total Depr Cost: 189,715 X 1.283
Estimated T.C.V: 243,404

(16) Porches/Decks

Area	Type
112	CCP (1 Story)
168	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1490 SF Floor Area = 1490 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,490		
			Total:	195,577	154,506
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,670
Porches					
CCP (1 Story)			112	3,118	2,463
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			576	22,285	17,605
Common Wall: 1 Wall			1	-2,219	-1,753
Water/Sewer					
Public Sewer			1	1,494	1,180
Water Well, 150 Feet			1	8,594	6,789
Deck					
Composite w/Roof (Deck Portion)			168	3,745	2,959
Composite w/Roof (Roof portion)			168	2,906	2,296
			Totals:	240,146	189,715

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 243,404

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-007-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULLIN R T & PATRICIA TRU	SCHROEDER DALE B & CHERYL	335,000	06/15/2015	WD	20-MULTI PARCEL SALE REF	1151-307	PROPERTY TRANSFER	100.0

Property Address

216 CLEARVIEW DR

Owner's Name/Address

SCHROEDER DALE B & CHERYL TRUST
2185 WHEELER RD
BAY CITY MI 48706

Tax Description

L1082/P942 L691/P35 L663/P308 234 LOTS 7 & 8 & ALSO THE N 3 FT OF LOT 6 WOODLAND SHORES SPLIT/COMBINED ON 02/21/2015 FROM 006-600-005-0000, 006-600-007-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/30/2020	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	79.00	99.17	1.0000	0.9206	3400	100		247,266
79 Actual Front Feet, 0.18 Total Acres							Total Est. Land Value =	247,266

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1258	74	6,126
Total Estimated Land Improvements True Cash Value =				6,126

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	123,600	204,500	328,100			203,750C
2024	116,400	195,300	311,700			197,624C
2023	101,800	158,200	260,000			188,214C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1228 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 22
Floor Area: 2,216
Total Base New : 392,016 E.C.F.
Total Depr Cost: 306,213 X 1.283
Estimated T.C.V: 392,871

(16) Porches/Decks

Area	Type
52	CCP (1 Story)
504	Composite

(17) Garage

Year Built:
Car Capacity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1.5 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1228 SF Floor Area = 2216 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	708		
1 Story	Siding	Crawl Space	520		
1 Story	Siding	Overhang	280		
			Total:	322,339	251,425

Other Additions/Adjustments				
Exterior				
Stone Veneer	80	3,731	2,910	
Plumbing				
3 Fixture Bath	1	6,832	5,329	
Porches				
CCP (1 Story)	52	1,975	1,540	
Garages				
Class: BC Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	572	29,315	22,866	
Common Wall: 1.5 Wall	1	-3,973	-3,099	
Water/Sewer				
Public Sewer	1	1,914	1,493	
Water Well, 150 Feet	1	9,232	7,201	
Fireplaces				
Exterior 1 Story	1	8,527	6,651	
Deck				
Composite	504	8,124	6,337	
Local Cost Items				
STAND BY GENERATOR	1	4,000	3,560	*8

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-009-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURKHARDT LISA	BURKHARDT LISA TRUST	0	09/28/2021	WD	14-INTO/OUT OF TRUST	1178:1591	PROPERTY TRANSFER	0.0
BURKHARDT MICHAEL	BURKHARDT LISA	0	09/27/2021	QC	21-NOT USED/OTHER	1178:1489	PROPERTY TRANSFER	0.0
WOLDT REV WM E & JANET I	BURKHARDT, MICHAEL & LISA	280,000	09/09/2011	WD	03-ARM'S LENGTH	1107/998 1137/9	OTHER	100.0

Property Address
218 CLEARVIEW DR

Owner's Name/Address
BURKHARDT LISA TRUST
218 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description
L-964 P-556 (L-270 P-542) 234 LOT 9 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 100% 10/27/2021
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	09/30/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	791	74	1,814
D/W/P: Brick on Sand	18.02	102	89	1,636
Total Estimated Land Improvements True Cash Value =				3,450

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	209,700	294,700			142,312C
2024	80,000	200,200	280,200			138,033C
2023	70,000	162,000	232,000			131,460C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 3/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1544 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: BC
Effec. Age: 25
Floor Area: 2,730
Total Base New : 421,022 E.C.F.
Total Depr Cost: 316,323 X 1.283
Estimated T.C.V: 405,842

(16) Porches/Decks

Area	Type
56	CCP (1 Story)
223	Composite
216	Composite
12	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 3/4 STORY Cls BC Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1558 SF Floor Area = 2730 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Crawl Space	1,544			
2 Story	Siding	Overhang	14			
			Total:	373,426	280,068	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	6,832	5,124	
Porches						
CCP (1 Story)			56	2,118	1,588	
Water/Sewer						
Public Sewer			1	1,914	1,435	
Water Well, 150 Feet			1	9,232	6,924	
Fireplaces						
Exterior 1 Story			1	8,527	6,395	
Deck						
Composite			223	4,826	3,619	
Composite w/Roof (Deck Portion)			216	4,704	3,528	
Composite w/Roof (Roof portion)			216	4,864	3,648	
Treated Wood			12	579	434	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8
			Totals:	421,022	316,323	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 405,842

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-010-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIX GARY & DELORIS	HIX GARY & DELORIS [LE]	0	08/04/2023	QC	15-LADY BIRD	1184:2604	DEED	0.0
SHAHEEN SHAHEEN & ROSE	HIX GARY & DELORIS	260,000	10/14/2019	WD	19-MULTI PARCEL ARM'S LEN	1170:2162	PROPERTY TRANSFER	100.0

Property Address

220 CLEARVIEW DR

Owner's Name/Address

HIX GARY & DELORIS [LE]
220 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-528 P-289 L-536 P-225 234 LOT 10 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/14/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	670	74	3,263
Total Estimated Land Improvements True Cash Value =				3,263

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	101,700	186,700			123,703C
2024	80,000	97,000	177,000			119,984C
2023	70,000	78,200	148,200			114,271C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
1955	1984

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 888 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,332
Total Base New : 218,296 E.C.F.
Total Depr Cost: 151,423 X 1.283
Estimated T.C.V: 194,276

(16) Porches/Decks

Area	Type
96	WGEP (1 Story)
77	CCP (1 Story)
100	CCP (1 Story)
480	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 1955
(11) Heating System: Forced Heat & Cool
Ground Area = 888 SF Floor Area = 1332 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	888			
			Total:	161,737	111,598	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	3,206	
Porches						
WGEP (1 Story)			96	9,421	6,500	
CCP (1 Story)			77	2,228	1,537	
CCP (1 Story)			100	2,806	1,936	
Deck						
Treated Wood			480	7,354	5,074	
Garages						
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			432	18,235	12,582	
Common Wall: 1 Wall			1	-2,219	-1,531	
Water/Sewer						
Public Sewer			1	1,494	1,031	
Water Well, 150 Feet			1	8,594	5,930	
Local Cost Items						
STAND BY GENERATOR			1	4,000	3,560	*8
			Totals:	218,296	151,423	

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 194,276

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-011-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIESLE MICHAEL	MIESLE MICHAEL & VICTORIA	0	11/06/2023	QC	09-FAMILY	1185:2200	DEED	0.0
MIESLE JOSEPH F [LE]	MIESLE MICHAEL	0	04/07/2023	OTH	07-DEATH CERTIFICATE	1184:523	DEED	0.0
MIESLE JOSEPH F	MIESLE JOSEPH F [LE]	0	03/18/2023	WD	15-LADY BIRD	1183:2387	DEED	0.0
MIESLE JANET L		0	07/04/2022	OTH	07-DEATH CERTIFICATE	1183:2263	OTHER	0.0

Property Address

222 CLEARVIEW DR

Owner's Name/Address

MIESLE MICHAEL & VICTORIA L &
MIESLE ANNETTE J
6804 ROBB RD
FOWLERVILLE MI 48836

Tax Description

L-455 P-151 234 LOT 11 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	04/26/2013	1342	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	50.00	150.00	1.0000	1.0000	3400	100		170,000
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	170,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	196	54	612
Total Estimated Land Improvements True Cash Value =				612

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	85,000	44,100	129,100			73,774C
2024	80,000	42,000	122,000			71,556C
2023	70,000	33,400	103,400			68,149C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 768 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 42
Floor Area: 768
Total Base New : 114,042 E.C.F.
Total Depr Cost: 66,146 X 1.283
Estimated T.C.V: 84,865

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Slab	768		
			Total:	89,127	51,695
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			320	11,565	6,708
Common Wall: 1/2 Wall			1	-918	-532
Water/Sewer					
Public Sewer			1	1,175	681
Water Well, 150 Feet			1	8,124	4,712
Fireplaces					
Exterior 1 Story			1	4,969	2,882
			Totals:	114,042	66,146

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 84,865

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-012-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULLIN TRUDY A		0	06/15/2008	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0

Property Address

224 CLEARVIEW DR

Owner's Name/Address

PAULLIN WILLIAM W
934 WICK CT
EAST LANSING MI 48823

Tax Description

L-597 P-414 L-663 P-46 234 224 CLEARVIEW DRIVE 48629LOT 12 & SLY 15FT OF LOT 13 WOODLAND SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
REMODEL	05/09/2014	1443	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	65.00	150.00	1.0000	1.0000	3400	100		221,000
65 Actual Front Feet, 0.22 Total Acres							Total Est. Land Value =	221,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	123	74	599
D/W/P: Asphalt Paving	3.10	528	49	802
Total Estimated Land Improvements True Cash Value =				1,401

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	110,500	95,700	206,200			118,459C
2024	104,000	91,200	195,200			114,898C
2023	91,000	73,300	164,300			109,427C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1078 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 31
Floor Area: 1,578
Total Base New : 208,195 E.C.F.
Total Depr Cost: 143,653 X 1.283
Estimated T.C.V: 184,307

(16) Porches/Decks

Area	Type
512	Treated Wood
56	Wood Balcony

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY Cls C Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1078 SF Floor Area = 1578 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	1,000		
1+ Story	Siding	Crawl Space	56		
1 Story	Siding	Crawl Space	22		
			Total:	183,510	126,620

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,646	3,206
Deck			
Treated Wood	512	7,670	5,292
Balcony			
Wood Balcony	56	2,281	1,574
Water/Sewer			
Public Sewer	1	1,494	1,031
Water Well, 150 Feet	1	8,594	5,930
Totals:		208,195	143,653

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 184,307

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-013-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
228 CLEARVIEW DR

Owner's Name/Address
WILLE RICHARD T & DEBRA R 139 NORTHWOOD AVE ROCHESTER HILLS MI 48307

Tax Description
L-994 P-316-318 (L-370 P-22 L-663 P-46) 234 228 CLEARVIEW NLY 35FT OF LOT 13 & LOT 14 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
NEW RESIDENCE	04/11/2014	140017	COMPLETE
ADDITION	02/07/2014	140005	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	85.00	150.00	1.0000	1.0000	3400	100		289,000
85 Actual Front Feet, 0.29 Total Acres							Total Est. Land Value =	289,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	982	49	1,492
Total Estimated Land Improvements True Cash Value =				1,492

Work Description for Permit 140017, Issued 04/11/2014: HOUSE

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	144,500	176,700	321,200			179,738C
2024	136,000	168,500	304,500			174,334C
2023	119,000	136,200	255,200			166,033C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney: Vinyl

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1512 S.F.
Slab: 288 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
1	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 37
Floor Area: 3,312
Total Base New : 405,161 E.C.F.
Total Depr Cost: 268,106 X 1.283
Estimated T.C.V: 343,980

(16) Porches/Decks

Area	Type
84	WCP (1 Story)
160	WGEP (1 Story)
20	Treated Wood
302	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1800 SF Floor Area = 3312 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,512			
1 Story	Siding	Slab	288			*9
			Total:	358,646	235,016	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,646	2,927	
Porches						
WCP (1 Story)			84	4,364	2,749	
WGEP (1 Story)			160	13,059	12,014	*9
Deck						
Treated Wood			302	5,421	3,415	
Treated Wood			20	913	575	
Water/Sewer						
Public Sewer			1	1,494	941	
Water Well, 150 Feet			1	8,594	5,414	
Fireplaces						
Exterior 2 Story			1	8,024	5,055	
			Totals:	405,161	268,106	

Notes:

ECF (4004 LAKEVIEW) 1.283 => TCV: 343,980

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-015-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
230 CLEARVIEW DR

Owner's Name/Address
TINDALL JULIA &PALIN-GRAY LA & PALIN SUSAN 601 MOORES RIVER DR LANSING MI 48910

Tax Description
L-1041 P-1586(L-1006P-2048&L-619P-85&86)234 LOT 15 & S 24 FT OF LOT 16 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	74.00	150.00	1.0000	1.0000	3400	100		251,600
74 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	251,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	688	94	3,738
Total Estimated Land Improvements True Cash Value =				3,738

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	125,800	58,100	183,900			108,978C
2024	118,400	55,400	173,800			105,702C
2023	103,600	44,500	148,100			100,669C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1+ STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 594 S.F.
Slab: 450 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 1,044
Total Base New : 144,314 E.C.F.
Total Depr Cost: 85,146 X 1.283
Estimated T.C.V: 109,242

(16) Porches/Decks

Area	Type
208	Treated Wood
42	Roof Cover Onl

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1+ STORY Cls D Blt 0
(11) Heating System: Forced Air w/ Ducts
Ground Area = 1044 SF Floor Area = 1044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	594		
1 Story	Siding	Slab	322		
1 Story	Siding	Slab	128		
			Total:	114,231	67,397
Other Additions/Adjustments					
Deck					
Treated Wood			208	4,062	2,397
w/Roof (Roof portion)			42	729	430
Garages					
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			384	12,868	7,592
Common Wall: 1 Wall			1	-1,844	-1,088
Water/Sewer					
Public Sewer			1	1,175	693
Water Well, 150 Feet			1	8,124	4,793
Fireplaces					
Exterior 1 Story			1	4,969	2,932
			Totals:	144,314	85,146

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 109,242

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-016-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERGWEILER MARIE [LE]	STADNIKIA PAUL A & KAREN I	229,000	10/27/2017	WD	19-MULTI PARCEL ARM'S LEN	1164:0125	PROPERTY TRANSFER	100.0
BERGWEILER MARIE K ETAL	BERGWEILER MARIE	0	06/02/2016	QC	21-NOT USED/OTHER	1159-0399	PROPERTY TRANSFER	0.0
BERGWEILER MARIE	BERGWEILER MARIE [LE]	0	06/02/2016	QC	21-NOT USED/OTHER	1159-0400	PROPERTY TRANSFER	0.0

Property Address

236 CLEARVIEW DR

Owner's Name/Address

STADNIKIA PAUL A & KAREN L
11349 SAND HILL DR
GRASS LAKE MI 49240

Tax Description

1050/1214 L1047/ P906 L982/P347 L944/P1948 234 COM AT NE COR OF LOT 16 TH W 128.2 FT TO NW COR OF SAID LOT TH S 61.5 FT TH E ON A LINE PARALLEL TO S LINE OF SAID LOT TO PT ON E LINE OF SAID LOT 62.9 FT FRM POB TH N'LY ON SAID LOT TO POB BEING PART OF LOT 16 WOODLAND SHORES.
1/12/2021 PERMANENT REF WITH 006-034-006-0070

Comments/Influences

Class: RESIDENTIAL-COMMON Zoning: R-1

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
X	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	12/04/2020	INSPECTED
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	61.00	150.00	1.0000	1.0000	3400	100		207,400
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	207,400

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-016-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNAMARA, DIANE	ACKERMAN, GREG & CHERYL	300,000	01/24/2013	WD	03-ARM'S LENGTH	1123/2272	OTHER	100.0
DENNIS THOMAS W & MARGARET	MCNAMARA, DIANE	0	06/06/2008	WD	21-NOT USED/OTHER	1073/845	OTHER	0.0

Property Address
234 CLEARVIEW DR

Owner's Name/Address
ACKERMAN GREG A & CHERYL L
5486 DIXON RD
VASSAR MI 48768

Tax Description
L-731 P-226 234 N 61 FT OF S 85 FT OF LOT 16 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-1
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
X	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4004.4004 LAKEVIEW

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
LAKEVIEW	61.00	150.00	1.0000	1.0000	3400	100		207,400
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	207,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	840	74	4,090
Wood Frame	39.24	24	74	697
Total Estimated Land Improvements True Cash Value =				4,787

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	103,700	190,500	294,200			173,459C
2024	97,600	182,200	279,800			168,244C
2023	85,400	147,300	232,700			160,233C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 2 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1488 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 15
Floor Area: 2,474
Total Base New : 337,481 E.C.F.
Total Depr Cost: 286,859 X 1.283
Estimated T.C.V: 368,040

(16) Porches/Decks

Area	Type
168	CCP (1 Story)
429	Composite

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 840
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 2 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1488 SF Floor Area = 2474 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	960		
1 Story	Siding	Crawl Space	528		
1 Story	Siding	Overhang	26		
			Total:	284,198	241,568
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,949
Porches					
CCP (1 Story)			168	4,512	3,835
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			840	29,182	24,805
Common Wall: 1 Wall			1	-2,219	-1,886
Water/Sewer					
Public Sewer			1	1,494	1,270
Water Well, 150 Feet			1	8,594	7,305
Deck					
Composite			429	7,074	6,013
			Totals:	337,481	286,859

Notes:
ECF (4004 LAKEVIEW) 1.283 => TCV: 368,040

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-017-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERGWEILER MARIE [LE]	STADNIKIA PAUL A & KAREN I	229,000	10/27/2017	WD	20-MULTI PARCEL SALE REF	1164:0125	PROPERTY TRANSFER	100.0
BERGWEILER MARIE K ETAL	BERGWEILER MARIE	0	06/02/2016	QC	21-NOT USED/OTHER	1159-0399	PROPERTY TRANSFER	0.0
BERGWEILER MARIE	BERGWEILER MARIE [LE]	0	06/02/2016	QC	21-NOT USED/OTHER	1159-0400	PROPERTY TRANSFER	0.0

Property Address

236 CLEARVIEW DR

Owner's Name/Address

STADNIKIA PAUL A & KAREN L
11349 SAND HILL DR
GRASS LAKE MI 49240

Tax Description

(L-1047P-906&L-982P-347&L-944P-1948) 234 L-1050 P-1214 N 1/2 OF LOT 17 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
Res. Add/Alter/Repair	07/21/2021	PB21-0236	COMPLETE
POLE BUILDING	09/11/2007	PB07-0299	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/10/2021	INSPECTED
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	61.00	150.00	1.0000	1.0000	675	100		41,175
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	41,175

Work Description for Permit PB21-0236, Issued 07/21/2021: 15 X 20 = 300 TOTAL SQ FT ADDITION TO EXISTING POLEBARN LAKE TOWNSHIP LAND USE PERMIT #4427; ROSCOMMON CO SOIL EROSION PERMIT #4021

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,600	11,500	32,100			19,767C
2024	15,300	10,900	26,200			19,173C
2023	12,200	9,700	21,900			18,260C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2007	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

Ex	Ord	Min

Size of Closets

Lg	Ord	Small

Doors: Solid H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

Ex.	Ord.	Min

No. of Elec. Outlets

Many	Ave.	Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 15
Floor Area: 0
Total Base New : 31,260 E.C.F.
Total Depr Cost: 27,323 X 0.833
Estimated T.C.V: 22,760

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2007
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 2007
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: D Exterior: Pole (Unfinished)						
Base Cost			300	8,352	7,851	*9
Class: D Exterior: Pole (Unfinished)						
Base Cost			1200	22,908	19,472	
			Totals:	31,260	27,323	

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 22,760

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-017-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCNAMARA, DIANE	ACKERMAN, GREG & CHERYL	0	01/24/2013	WD	21-NOT USED/OTHER	1123/2272	OTHER	100.0
DENNIS THOMAS W & MARGARET	MCNAMARA, DIANE	0	06/06/2008	WD	21-NOT USED/OTHER	1073/845	OTHER	0.0

Property Address
234 CLEARVIEW DR

Owner's Name/Address
ACKERMAN GREG A & CHERYL L
5486 DIXON RD
VASSAR MI 48768

Tax Description
L-731 P-226 234 S 1/2 OF LOT 17 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2
School: HOUGHTON LAKE COMM SCHOOLS
P.R.E. 0%
SA:
2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	61.00	150.00	1.0000	1.0000	675	100		41,175
61 Actual Front Feet, 0.21 Total Acres							Total Est. Land Value =	41,175

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	16	74	68
D/W/P: 3.5 Concrete	5.78	864	74	3,696
Wood Frame	22.19	120	74	1,971
Total Estimated Land Improvements True Cash Value =				5,735

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	20,600	15,300	35,900			17,513C
2024	15,300	14,600	29,900			16,987C
2023	12,200	13,100	25,300			16,179C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle
X	Metal

Chimney:

(3) Roof (cont.)

X	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 14
Floor Area: 0
Total Base New : 34,280 E.C.F.
Total Depr Cost: 29,481 X 0.833
Estimated T.C.V: 24,558

(16) Porches/Decks

Area	Type
30	Treated Wood

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1728
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Deck			
Treated Wood	30	1,292	1,111
Garages			
Class: D Exterior: Pole (Unfinished)			
Base Cost	1728	32,988	28,370
	Totals:	34,280	29,481

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 24,558

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-018-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
CLEARVIEW DR

Owner's Name/Address
TINDALL JULIA&PALIN-GRAY LA & PALIN SUSAN 601 MOORES RIVER DR LANSING MI 48910

Tax Description
(L-1006P-2048&L-370P-22&L-619P-85) 234 L-1041 P-1586 N 74 FT OF LOT 18 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	09/16/2011	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	74.00	150.00	1.0000	1.0000	675	100		49,950
74 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	49,950

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	31.19	64	49	978
Total Estimated Land Improvements True Cash Value =				978

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,000	500	25,500			2,897C
2024	18,500	500	19,000			2,810C
2023	14,800	500	15,300			2,677C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-018-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
CLEARVIEW DR

Owner's Name/Address
WILLE RICHARD T & DEBRA R 139 NORTHWOOD AVE ROCHESTER HILLS MI 48307

Tax Description
234 L-994 P-316-318 S 26 FT OF LOT 18 & N 74 FT OF LOT 19 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	150.00	1.0000	1.0000	675	100		67,500
100 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	67,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	528	49	1,495
Wood Frame	25.61	80	49	1,004
Total Estimated Land Improvements True Cash Value =				2,499

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	33,800	5,800	39,600			3,870C
2024	25,000	5,600	30,600			3,754C
2023	20,000	5,000	25,000			3,576C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 32
Floor Area: 0
Total Base New : 16,036 E.C.F.
Total Depr Cost: 10,904 X 0.833
Estimated T.C.V: 9,083

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			768	16,036	10,904
		Totals:	768	16,036	10,904

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 9,083

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-020-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MIESLE MICHAEL	MIESLE MICHAEL & VICTORIA	0	11/06/2023	QC	09-FAMILY	1185:2200	DEED	0.0
MIESLE JOSEPH F [LE]	MIESLE MICHAEL	0	04/07/2023	OTH	07-DEATH CERTIFICATE	1184:523	DEED	0.0
MIESLE JOSEPH F	MIESLE JOSEPH F [LE]	0	03/18/2023	WD	15-LADY BIRD	1183:2387	DEED	0.0

Property Address

CLEARVIEW DR

Owner's Name/Address

MIESLE MICHAEL & VICTORIA L &
MIESLE ANNETTE J
6804 ROBB RD
FOWLERVILLE MI 48836

Tax Description

L-497 P-438 234 COM AT A PT 24 FT S OF NE COR OF LOT 20 TH W 100 FT TH S 50 FT TH E 100 FT TH N 50 FT TO POB WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	09/16/2011	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	0	16,900			1,923C
2024	12,500	0	12,500			1,866C
2023	10,000	0	10,000			1,778C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-020-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULLIN TRUDY A		0	06/15/2008	OTH	07-DEATH CERTIFICATE	UNRECORDED	OTHER	0.0

Property Address

CLEARVIEW DR

Owner's Name/Address

PAULLIN WILLIAM W
934 WICK CT
EAST LANSING MI 48823

Tax Description

L-497 P-438 234 S 26 FT OF LOT 19 & N 24 FT OF LOT 20 WOODLAND SHORES

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	400	74	1,711
D/W/P: 3.5 Concrete	5.78	407	94	2,211
Total Estimated Land Improvements True Cash Value =				3,922

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	8,900	25,800			3,997C
2024	12,500	8,600	21,100			3,877C
2023	10,000	7,700	17,700			3,693C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 14
Floor Area: 0
Total Base New : 19,200 E.C.F.
Total Depr Cost: 16,512 X 0.833
Estimated T.C.V: 13,754

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			960	19,200	16,512
			Totals:	19,200	16,512

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 13,754

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-020-7500 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIX GARY & DELORIS	HIX GARY & DELORIS [LE]	0	08/04/2023	QC	15-LADY BIRD	1184:2604	DEED	0.0
SHAHEEN SHAHEEN & ROSE	HIX GARY & DELORIS	260,000	10/14/2019	WD	20-MULTI PARCEL SALE REF	1170:2162	PROPERTY TRANSFER	100.0

Property Address

CLEARVIEW DR

Owner's Name/Address

HIX GARY & DELORIS [LE]
220 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-528 P-289 L-536 P-225 234 S 76 FT OF LOT 20 EXC COM AT A PT 24 FT S OF NE COR OF LOT 20 TH W 100 FT TH S 50 FT TH E 100 FT TH N 50 FT TO POB & N 24 FT OF LOT 21 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/14/2019

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.78	456	49	1,292
Total Estimated Land Improvements True Cash Value =				1,292

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	5,400	22,300			14,088C
2024	12,500	5,200	17,700			13,665C
2023	10,000	4,600	14,600			13,015C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.	X	Avg.
X	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: D
Effec. Age: 41
Floor Area: 0
Total Base New : 19,200 E.C.F.
Total Depr Cost: 11,328 X 0.833
Estimated T.C.V: 9,436

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: D
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls D Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: D Exterior: Pole (Unfinished)					
Base Cost			960	19,200	11,328
			Totals:	19,200	11,328

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 9,436

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-021-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURKHARDT LISA	BURKHARDT LISA TRUST	0	09/28/2021	WD	14-INTO/OUT OF TRUST	1178:1591	PROPERTY TRANSFER	0.0
BURKHARDT MICHAEL	BURKHARDT LISA	0	09/27/2021	QC	21-NOT USED/OTHER	1178:1489	PROPERTY TRANSFER	0.0
WOLDT REV WM E & JANET I	BURKHARDT, MICHAEL & LISA	0	09/09/2011	WD	03-ARM'S LENGTH	1107/998 1137/9	OTHER	100.0

Property Address

CLEARVIEW DR

Owner's Name/Address

BURKHARDT LISA TRUST
218 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

L-964 P-556 (L-289 P-235) 234 S 50 FT OF N 74 FT OF LOT 21 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 10/27/2021

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- X Paved Road
- Storm Sewer
- Sidewalk
- Water
- X Sewer
- Electric
- Gas
- Curb
- Street Lights
- X Standard Utilities
- Underground Utils.

Topography of Site

- X Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

QT 10/14/2020 INSPECTED
CSZ 01/22/2016 INSPECTED
DMG 06/11/2012 INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	57	74	277
D/W/P: 3.5 Concrete	6.58	20	74	98
D/W/P: Asphalt Paving	3.10	418	74	959
Total Estimated Land Improvements True Cash Value =				1,334

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	26,100	43,000			21,668C
2024	12,500	24,800	37,300			21,017C
2023	10,000	21,200	31,200			20,017C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Avg.	X	Avg.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 14
Floor Area: 338
Total Base New : 70,170 E.C.F.
Total Depr Cost: 60,346 X 0.833
Estimated T.C.V: 50,268

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 896
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: Space Heater
Ground Area = 338 SF Floor Area = 338 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=86/100/100/100/86
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Overhang	338		
			Total:	29,376	25,263

Other Additions/Adjustments
Garages
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)

Base Cost	896	30,706	26,407
Water/Sewer			
Public Sewer	1	1,494	1,285
Water Well, 150 Feet	1	8,594	7,391
Totals:		70,170	60,346

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 50,268

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-021-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAULLIN R T & PATRICIA TRU	SCHROEDER DALE B & CHERYL	335,000	06/15/2015	WD	20-MULTI PARCEL SALE REF	1151-307	PROPERTY TRANSFER	100.0

Property Address

216 CLEARVIEW DR

Owner's Name/Address

SCHROEDER DALE B & CHERYL TRUST
2185 WHEELER RD
BAY CITY MI 48706

Tax Description

L-691 P-35 234 S 26 FT OF LOT 21 & N 50 FT OF LOT 22 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/11/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	76.00	150.00	1.0000	1.0000	675	100		51,300
76 Actual Front Feet, 0.26 Total Acres							Total Est. Land Value =	51,300

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	576	74	2,805
D/W/P: Crushed Rock	2.27	12	74	20
Total Estimated Land Improvements True Cash Value =				2,825

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	25,700	11,500	37,200			19,065C
2024	19,000	11,000	30,000			18,492C
2023	15,200	9,800	25,000			17,612C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 0
Total Base New : 32,429 E.C.F.
Total Depr Cost: 23,997 X 0.833
Estimated T.C.V: 19,990

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			960	32,429	23,997
			Totals:	32,429	23,997

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 19,990

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-022-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS HAROLD E & JANET	WILLIAMS HAROLD E JR [LE]	0	10/17/2024	QC	15-LADY BIRD	1188:1509	PROPERTY TRANSFER	0.0
WILLIAMS JANET M		0	02/04/2019	OTH	07-DEATH CERTIFICATE	1188:1510	OTHER	0.0

Property Address

CLEARVIEW DR

Owner's Name/Address

WILLIAMS HAROLD E JR [LE]
148 CLEARVIEW DR
HOUGHTON LAKE MI 48629

Tax Description

234 L-509 P-199 S 50 FT OF LOT 22 & LOT 23 WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	150.00	100.00	1.0000	0.8165	675	100		82,670
150 Actual Front Feet, 0.34 Total Acres							Total Est. Land Value =	82,670

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	28.81	96	24	664
Fencing: Gates, Wood/SqFt	15.29	120	24	440
D/W/P: 3.5 Concrete	6.16	196	49	591
D/W/P: 3.5 Concrete	6.16	50	49	151
D/W/P: 3.5 Concrete	6.16	9	49	27
Wood Frame	24.00	144	49	1,693
Wood Frame	20.67	336	11	764
Total Estimated Land Improvements True Cash Value =				4,330

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	41,300	11,500	52,800			16,511C
2024	30,600	10,800	41,400			16,015C
2023	24,500	9,700	34,200			15,253C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Metal
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Asphalt Shingle		

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: CD
Effec. Age: 36
Floor Area: 0
Total Base New : 33,869 E.C.F.
Total Depr Cost: 21,676 X 0.833
Estimated T.C.V: 18,056

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capacity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1568
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls CD Blt 0
(11) Heating System: No Heating/Cooling
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			1568	33,869	21,676
			Totals:	33,869	21,676

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 18,056

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-024-1000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
CLEARVIEW DR

Owner's Name/Address
CHRISTLER BETH C TRUST 202 CLEARVIEW DR HOUGHTON LAKE MI 48629

Tax Description
L888/P436 L867/P570 L820P691 234 THE N 50 FT OF LOT 24 WOODLAND SHORES SPLIT/COMBINED ON 01/06/2017 FROM 006-600-024-0000;

Comments/Influences

Class: RESIDENTIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/17/1997

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
MH	12/21/2017	INSPECTED
MH	12/29/2016	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Wood Frame	24.99	192	74	3,551
Total Estimated Land Improvements True Cash Value =				3,551

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	1,800	18,700			1,934C
2024	12,500	1,800	14,300			1,876C
2023	10,000	1,700	11,700			1,787C

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-024-2000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
207 CLEARVIEW DR

Owner's Name/Address
CHRISTLER BETH C TRUST 202 CLEARVIEW DR HOUGHTON LAKE MI 48629

Tax Description
L888/P436 L867/P570 L820P691 234 THE S 50 FT OF LOT 24 WOODLAND SHORES. SPLIT/COMBINED ON 01/06/2017 FROM 006-600-024-0000;

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 100% 02/17/1997

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
GARAGE	11/21/2017	PB17-0402	COMPLETE

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	11/13/2018	INSPECTED
DMG	06/08/2012	INSPECTED
DMG	07/23/2009	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	50.00	150.00	1.0000	1.0000	675	100		33,750
50 Actual Front Feet, 0.17 Total Acres							Total Est. Land Value =	33,750

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	1210	92	7,325
Wood Frame	24.99	192	46	2,207
Total Estimated Land Improvements True Cash Value =				9,532

Work Description for Permit PB17-0402, Issued 11/21/2017: 1-1/2 STY DETACHED RES GARAGE. 36X40 W/ LOFT 20X40 AND 3X16

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	16,900	26,700	43,600			21,224C
2024	12,500	25,600	38,100			20,586C
2023	10,000	22,900	32,900			19,606C

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Licensed To: Township of Lake, County of Roscommon, Michigan

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	Wood Frame

Building Style: GARAGE

Yr Built	Remodeled
2018	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Avg.		Avg.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Asphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors:		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 5
Floor Area: 0
Total Base New : 54,731 E.C.F.
Total Depr Cost: 51,994 X 0.833
Estimated T.C.V: 43,311

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 2018
Car Capacity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1524
% Good: 0
Storage Area: 361
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family GARAGE Cls C Blt 2018
(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=95/100/100/100/95
Building Areas

Stories / Exterior / Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Exterior			
Stone Veneer	40	1,518	1,442
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Storage Over Garage	361	4,415	4,194
Base Cost	1524	48,798	46,358
Totals:		54,731	51,994

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 43,311

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-025-0000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
500 LAKE ST #1

Owner's Name/Address
COUNTY OF ROSCOMMON LIFT STATION 12 500 LAKE ST #1 ROSCOMMON MI 48653-7664

Tax Description
. 234 N 50 FT OF E 30 FT OF LOT 25 WOODLAND SHORES.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What

Land Value Estimates for Land Table 4001.4001 RES ACREAGE GROUP 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
		0.00	Total Acres		Total Est. Land Value =			0

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

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*** Information herein deemed reliable but not guaranteed***

Parcel Number: 72006-600-025-5000 Jurisdiction: LAKE TOWNSHIP County: ROSCOMMON Printed on 07/07/2025

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GANDOLFI JOHN E	GANDOLFI JOHN E [LE]	0	04/06/2021	QC	18-LIFE ESTATE	1176:1250	PROPERTY TRANSFER	0.0
GANDOLFI CHRISTOPHER M	GANDOLFI JOHN E	0	11/21/2017	QC	09-FAMILY	1164:0770	PROPERTY TRANSFER	0.0
GANDOLFI JOHN E	GANDOLFI CHRISTOPHER M	0	10/26/2016	WD	21-NOT USED/OTHER	1160-1446	PROPERTY TRANSFER	0.0
GANDOLFI JOHN E & MARY JO	GANDOLFI JOHN E	0	12/30/2011	WD	09-FAMILY	1150-1477	PROPERTY TRANSFER	0.0

Property Address

201 CLEARVIEW DR

Owner's Name/Address

GANDOLFI JOHN E [LE]
42722 CHRISTINA DR
STERLING HEIGHTS MI 48313

Tax Description

L-530 P-565 234 201 CLEARVIEW DR LOT 25 EXC N 50 FT OF E 30 FT THEREOF WOODLAND SHORES.

Comments/Influences

Class: RESIDENTIAL-IMPROV Zoning: R-2

School: HOUGHTON LAKE COMM SCHOOLS

P.R.E. 0%

SA:

2026 Est TCV Tentative

Building Permit(s)	Date	Number	Status
MISC	09/14/2015	PB15-0254	COMPLETE
REMODEL	08/13/2012	12158	COMPLETE

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
	Water
X	Sewer
	Electric
	Gas
	Curb
	Street Lights
X	Standard Utilities
	Underground Utils.

	Topography of Site
X	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
QT	10/14/2020	INSPECTED
CSZ	01/22/2016	INSPECTED
DMG	06/08/2012	INSPECTED

Land Value Estimates for Land Table 4006.4006 OFF LAKE 1

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
OFF LAKE GROUP1	100.00	550.00	1.0000	1.9149	675	100		129,253
100 Actual Front Feet, 1.26 Total Acres							Total Est. Land Value =	129,253

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	6.58	228	74	1,110
D/W/P: 3.5 Concrete	6.58	704	74	3,428
Total Estimated Land Improvements True Cash Value =				4,538

Work Description for Permit PB15-0254, Issued 09/14/2015: REROOF

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	Tentative	Tentative	Tentative			Tentative
2025	64,600	95,200	159,800			77,403C
2024	47,900	89,900	137,800			75,076C
2023	38,300	79,200	117,500			71,501C

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*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: 1 1/4 STORY

Yr Built	Remodeled
0	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Avg. Few	X	Large Avg. Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
X	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Asphalt Shingle

Chimney:

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall Paneled		Plaster Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors: | | Solid | | H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1386 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cntr.Sup:

(11) Heating/Cooling

X	Gas Wood		Oil Coal		Elec. Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
X	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softener, Auto
	Softener, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
1	Public Sewer
1	Water Well
	1000 Gal Septic
	2000 Gal Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Gas

Class: C
Effec. Age: 26
Floor Area: 1,710
Total Base New : 294,042 E.C.F.
Total Depr Cost: 217,592 X 0.833
Estimated T.C.V: 181,254

(16) Porches/Decks

Area	Type
336	Treated Wood
288	Treated Wood
110	Brzwy, FW

(17) Garage

Year Built:
Car Capacity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family 1 1/4 STORY Cls C Blt 0
(11) Heating System: Forced Heat & Cool
Ground Area = 1386 SF Floor Area = 1710 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74
Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	1,296		
1 Story	Siding	Crawl Space	90		
			Total:	211,033	156,164
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,646	3,438
Deck					
Treated Wood			336	5,823	4,309
Treated Wood			288	5,262	3,894
Garages					
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			400	17,280	12,787
Common Wall: 1/2 Wall			1	-1,106	-818
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)					
Base Cost			1040	33,446	24,750
Water/Sewer					
Public Sewer			1	1,494	1,106
Water Well, 150 Feet			1	8,594	6,360
Breezeways					
Frame Wall			110	7,570	5,602
			Totals:	294,042	217,592

Notes:
ECF (4006 OFF LAKE 1) 0.833 => TCV: 181,254

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