

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRUCTURED ASSET AND INVES	FOSTER LAVERN M JR	54,900	07/23/2015	CD	21-NOT USED/OTHER	1151-2087	NOT VERIFIED	100.0
URBACH JEANNIE		0	10/11/2013	SD	10-FORECLOSURE		OTHER	0.0
		90,500	08/01/1998	WD	21-NOT USED/OTHER		NOT VERIFIED	0.0

  

Property Address	Class: RESIDENTIAL-IMPROV	Zoning: COMM	Building Permit(s)	Date	Number	Status				
3619 SCHOOL RD	School: HOUGHTON LAKE COMM SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	MILFOIL SP ASMT:									
FOSTER LAVERN M JR 3619 W SCHOOL RD ROSCOMMON MI 48653	2023 Est TCV Tentative									
	X Improved	Vacant	Land Value Estimates for Land Table RR.RURAL RESIDENTIAL							
	Public Improvements		* Factors *							
			Description	Frontage	Depth	Front Depth	Rate	%Adj.	Reason	Value
			RESIDENTIAL ACREAGE	115.00	400.00	1.0000	0.0000	0	100*	0
						1.056 Acres	9,724	100		10,269
			* denotes lines that do not contribute to the total acreage calculation.							
			115 Actual Front Feet,	1.06 Total Acres			Total Est. Land Value =			10,269
Tax Description	L-802 P-125 233 3619 W SCHOOL RD LOT 1 MARKEY SERVICE CORNER.									
Comments/Influences	X Sewer X Electric Gas Curb Street Lights Standard Utilities Underground Utils.									
	Topography of Site									
	X Level									
	X Rolling									
	X Low									
	X High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	2023	Tentative	Tentative	Tentative			Tentative			
	2022	5,100	55,700	60,800			56,039C			
	2021	5,100	52,800	57,900			54,249C			
	2020	4,200	49,300	53,500			53,500S			



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

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins			(15) Fireplaces			(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood		Oil Coal		Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided 1 Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 472	Type Treated Wood	Year Built: Car Capacity: Class: C Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: 1/2 Wal Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 576 % Good: 0 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled		Plaster Wood T&G											
Building Style: 1 1/2 STORY		Trim & Decoration		Central Air Wood Furnace			(12) Electric			Class: C Effec. Age: 40 Floor Area: 1,410 Total Base New : 216,104 Total Depr Cost: 129,664 Estimated T.C.V: 108,010			E.C.F. X 0.833		Bsmnt Garage: Carport Area: Roof:	
Yr Built 0	Remodeled 0	Size of Closets		No./Qual. of Fixtures			Cost Est. for Res. Bldg: 1 Single Family 1 1/2 STORY			Cls C Blt 0						
Condition: Good		Doors: Lg X Ord Small		No. of Elec. Outlets			Ground Area = 1410 SF Floor Area = 1410 SF.			Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60						
Room List		(5) Floors		(13) Plumbing			Building Areas			Stories Exterior Foundation			Size		Cost New Depr. Cost	
	Basement 1st Floor 2nd Floor Bedrooms	Kitchen: Other: Other:		Average Fixture(s)			1 Story Siding Crawl Space			1,410			Total:		153,991 92,396	
(1) Exterior		(6) Ceilings		(14) Water/Sewer			Other Additions/Adjustments			Water/Sewer			1000 Gal Septic		4,140 2,484	
X	Wood/Shingle Aluminum/Vinyl Brick			X Ex. Ord. Min			Deck			Treated Wood			472 6,188		3,713	
	Insulation			Many X Ave. Few			Garages			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost		576 18,962 11,377	
(2) Windows				(15) Basement			Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)			Base Cost			768 23,278		13,967	
X	Many Avg. Few	X	Large Avg. Small	Basement: 0 S.F. Crawl: 1410 S.F. Slab: 0 S.F. Height to Joists: 0.0			Fireplaces			Exterior 1 Story			1 5,543		3,326	
	Wood Sash Metal Sash Vinyl Sash Double Hung Horiz. Slide Casement Double Glass Patio Doors Storms & Screens	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		Recreation SF Living SF Walkout Doors No Floor SF			Notes:			Totals:			216,104		129,664	
(3) Roof		(9) Basement Finish		Public Water Public Sewer			ECF (01A) 0.833 => TC			108,010						
X	Gable Hip Flat		Gambrel Mansard Shed	Joists: Unsupported Len: Cntr.Sup:			1 Water Well 1 1000 Gal Septic 2000 Gal Septic									
X	Asphalt Shingle			Lump Sum Items:												
Chimney: Vinyl																

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
URBACH RICHARD & JEANNIE M	MOHRYN DAVID P	10,000	06/07/2017	WD	03-ARM'S LENGTH	1162-1782	PROPERTY TRANSFER	100.0
SWANSON THOMAS A	OHRYN DAVID P	10,000	05/24/2017	WD	16-LC PAYOFF	1162-1781	AGENT	0.0
FIELDS KATHRYN L TRUST	URBACH RICHARD & JEANNIE M	10,000	11/30/2011	LC	32-SPLIT VACANT	1109/2527-30	OTHER	100.0

  

Property Address	Class: COMMERCIAL-VACANT	Zoning: COMM	Building Permit(s)	Date	Number	Status		
W SCHOOL RD	School: HOUGHTON LAKE COMM SCHOOLS							
	P.R.E. 0%							
Owner's Name/Address	MILFOIL SP ASMT: 1MF6							
OHRYN DAVID P 12305 N BECK PLYMOUTH MI 48170	2023 Est TCV Tentative							
	Improved <input checked="" type="checkbox"/> Vacant	Land Value Estimates for Land Table COM.COMMERCIAL						
	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		COMMERCIAL ACREAGE			1.112 Acres	12,597 100	14,008	
					1.11 Total Acres	Total Est. Land Value =	14,008	
Tax Description	Dirt Road							
L-674/423 - 233 - LOT 2 - MARKEY SERVICE CORNER. SPLIT ON 12/21/2011 FROM 008-565-002-0000;	Gravel Road							
Comments/Influences	Paved Road							
	Storm Sewer							
	Sidewalk							
	Water							
	Sewer							
	Electric							
	Gas							
	Curb							
	Street Lights							
	Standard Utilities							
	Underground Utils.							
	Topography of Site							
	Level							
	Rolling							
	Low							
	High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		2023	Tentative	Tentative	Tentative			Tentative
	TB 07/27/2017 INSPECTED	2022	7,000	0	7,000			7,000S
		2021	7,000	0	7,000			7,000S
		2020	7,000	0	7,000			7,000S

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.				
FIELDS KATHRYN L TRUST	OHRYN DAVID & KAREN	38,000	09/16/2011	LC	08-ESTATE	1110/324-7	OTHER	100.0				
FIELDS KATHRYN L		0	11/30/1993	OTH	21-NOT USED/OTHER	1110/317-23	OTHER	0.0				
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: COMM	Building Permit(s)		Date	Number	Status			
W SCHOOL RD		School: HOUGHTON LAKE COMM SCHOOLS										
Owner's Name/Address		P.R.E. 0%										
OHRYN DAVID & KAREN 12305 BECK RD PLYMOUTH MI 48170		MILFOIL SP ASMT: 1MF6		2023 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL							
L-674/423 -233 - LOT 3 - MARKEY SERVICE CORNER. SPLIT ON 12/21/2011 FROM 008-565-002-0000;		Public Improvements		* Factors *								
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
		Gravel Road		COMMERCIAL ACREAGE		1.000	Acres	13,000	100			13,000
		Paved Road				1.00	Total Acres	Total Est. Land Value =				13,000
		Storm Sewer										
		Sidewalk										
		Water										
		Sewer										
		Electric										
		Gas										
		Curb										
		Street Lights										
		Standard Utilities										
		Underground Utils.										
		Topography of Site										
		Level										
		Rolling										
		Low										
		High										
		Landscaped										
		Swamp										
		Wooded										
		Pond										
		Waterfront										
		Ravine										
		Wetland										
		Flood Plain										
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value				
Who	When	What	2023	Tentative	Tentative	Tentative		Tentative				
			2022	6,500	7,600	14,100		13,171C				
			2021	6,500	8,200	14,700		12,751C				
			2020	6,500	8,200	14,700		12,575C				

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RICKETTS JASON	GALANTE ANTHONY R	45,000	12/28/2020	WD	03-ARM'S LENGTH	1175-0149	PROPERTY TRANSFER	100.0
SWANSON THOMAS A TRUSTEE	RICKETTS JASON	27,500	10/30/2012	WD	21-NOT USED/OTHER	1121/576	OTHER	0.0
FIELDS KATHRYN LYNN TRUST	RICKETTS JASON	27,500	05/25/2012	LC	08-ESTATE	1115/2576-80	OTHER	100.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: COMM	Building Permit(s)	Date	Number	Status
3555 W SCHOOL RD	School: HOUGHTON LAKE COMM SCHOOLS		RESIDENTIAL HOME	02/22/2018	8124	RECHECK
	P.R.E. 0%		RESIDENTIAL HOME	12/03/2015	7940	NEW
Owner's Name/Address	MILFOIL SP ASMT: 1MF6		RESIDENTIAL HOME	/ /	7975	RECHECK

GALANTE ANTHONY R 3165 W SCHOOL RD ROSCOMMON MI 48653	2023 Est TCV Tentative		Land Value Estimates for Land Table COM.COMMERCIAL			
	X Improved	Vacant				
	Public Improvements		* Factors *			

Tax Description	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L674/P423 L950/P842-843 L940/P2674	RESORTS	115.00	400.00	1.0000	0.0000	1600	100*		0
L797/P265 PARCEL A BEING A PART OF LOT 4 OF THE RECORDED PLAT OF MARKEY SERVICE CORNER AS RECORDED IN L7/P15 AND DESCRIBED AS BEGINNING AT THE NW COR OF SD LOT 4 TH S00D35'00"E ALG THE LOT LINE 299.88 FEET TH S89D56'05"E (RECORDED AS S89D55'W) ALG THE NORTH LINE OF LOT 8 EXTENDED 114.87 FT TO THE NW COR OF LOT 8 TH N00D32'32"W 299.91 FT (RECORDED AS N00D35'00"W 300.00 FT) TO THE NE COR OF LOT 4 TH S89D55'00"W 115.00 FT TO THE POB SPLIT/COMBINED ON 01/22/2014 FROM	COMMERCIAL ACREAGE			1.056 Acres		12,788	100		13,504
	* denotes lines that do not contribute to the total acreage calculation.								
	115 Actual Front Feet, 1.06 Total Acres Total Est. Land Value = 13,504								
	Work Description for Permit 8124, Issued 02/22/2018: CAR PORT								
	Work Description for Permit 7940, Issued 12/03/2015: 8' X 20' ENCLOSED LEAN-TO								
	Work Description for Permit 7975, Issued / / : CHAIN LINK FENCE 6' X 350'								



Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2023	Tentative	Tentative	Tentative			Tentative
2022	6,800	5,600	12,400			12,400S
2021	6,800	6,000	12,800			12,800S
2020	6,800	6,000	12,800			10,318C

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Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole				Class: D,Pole    Quality: Average		Stories: 1    Story Height: 10    Perimeter: 196	
Floor Area: 1,872		Construction Cost		Base Rate for Upper Floors = 19.48		(10) Heating system: No Heating or Cooling    Cost/SqFt: 0.00    100%	
Gross Bldg Area: 1,872		High	Above Ave.	X Ave.	Low	Adjusted Square Foot Cost for Upper Floors = 19.48	
Stories Above Grd: 1		** ** Calculator Cost Data ** **				Total Floor Area: 1,872    Base Cost New of Upper Floors = 36,467	
Average Sty Hght : 10		Quality: Average		Heat#1: No Heating or Cooling    100%		Reproduction/Replacement Cost = 36,467	
Bsmnt Wall Hght		Heat#2: No Heating or Cooling    0%		Ave. SqFt/Story: 1872		Total Depreciated Cost = 16,045	
Depr. Table : 4%		Ave. Perimeter: 196		Has Elevators:		Eff.Age:20    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0	
Effective Age : 20		*** Basement Info ***				ECF (COMMERCIAL)    0.670 => TCV of Bldg: 1 = 10,750	
Physical %Good: 44		Area:		Type: Finished Basement		Replacement Cost/Floor Area= 19.48    Est. TCV/Floor Area= 5.74	
Func. %Good : 100		Perimeter:		Type: No Heating or Cooling			
Economic %Good: 100		Type: No Heating or Cooling		Heat: No Heating or Cooling			
Year Built Remodeled		* Mezzanine Info *					
Overall Bldg Height		Area #1:		Type #1: Office    (No Rates)			
Comments:		Area #2:		Type #2: Office    (No Rates)			
		* Sprinkler Info *					
		Area:		Type: Average			

  

(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:			
(2) Foundation:				(8) Plumbing:				Outlets:                      Fixtures:							
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X	Few Average	X	Few Average	(40) Exterior Wall:				
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Many Unfinished Typical		Many Unfinished Typical					Thickness
(4) Floor Structure:				(9) Sprinklers:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer					
(5) Floor Cover:				(10) Heating and Cooling:				(13) Roof Structure:    Slope=0							
(6) Ceiling:				X	Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:							

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIELDS KATHRYN LYNN INTER	PRATT RICHARD & WENDY	160,000	10/24/2016	LC	03-ARM'S LENGTH	1161-1261	PROPERTY TRANSFER	100.0
FIELDS MICHAEL L	FIELDS KATHRYN LYNN INTER	0	07/13/1994	QC	21-NOT USED/OTHER		NOT VERIFIED	0.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: COMM	Building Permit(s)	Date	Number	Status
4959 MARKEY RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	MILFOIL SP ASMT: 1MF6					
	2023 Est TCV Tentative					

Owner's Name/Address	Class	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL								
PRATT RICHARD & WENDY 112 HEIDI CT ROSCOMMON MI 48653	X Improved		* Factors *								
	Public Improvements		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
			RESORTS	215.00	252.00	1.0000	0.0000	1600	100*		0
			COMMERCIAL ACREAGE			1.244	Acres	12,215	100		15,196
			* denotes lines that do not contribute to the total acreage calculation.								
			215 Actual Front Feet, 1.24 Total Acres		Total Est. Land Value =						15,196

Tax Description	Public Improvements	Land Improvement Cost Estimates									
L-674 P-423 233 AUTO VALUE 4959 MARKEY RDLOT 5 MARKEY SERVICE CORNER.	X	Description	Rate	Size	% Good	Cash Value					
		Dirt Road									
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
	X	Electric									
		Gas									
		Curb									
		Street Lights									
		Standard Utilities									
		Underground Utils.									
		Total Estimated Land Improvements		True Cash Value =						0	

Comments/Influences	Topography of Site	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
	X Level	2023	Tentative	Tentative	Tentative			Tentative
	X Rolling							
	X Low							
	X High							
	Landscaped							
	Swamp							
	Wooded							
	Pond							
	Waterfront							
	Ravine							
	Wetland							
	Flood Plain							
	Who	When	What	2023	7,600	31,000	38,600	38,600S
	DP	06/04/1909	INSPECTED	2021	7,600	32,700	40,300	40,077C
	KKS	10/06/2010	INSPECTED	2020	7,600	32,700	40,300	39,524C



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Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 3,840 Gross Bldg Area: 3,840 Stories Above Grd: 1 Average Sty Hght : 12 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 12 Perimeter: 288 Base Rate for Upper Floors = 50.45			
Depr. Table : 3% Effective Age : 28 Physical %Good: 43 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 4.38 100% Adjusted Square Foot Cost for Upper Floors = 54.83			
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Average Heat#1: Space Heaters, Gas with Fan 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 3840 Ave. Perimeter: 288 Has Elevators:		Total Floor Area: 3,840 Base Cost New of Upper Floors = 210,547 Reproduction/Replacement Cost = 210,547 Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0 Total Depreciated Cost = 90,535			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (COMMERCIAL) 0.670 => TCV of Bldg: 1 = 60,659 Replacement Cost/Floor Area= 54.83 Est. TCV/Floor Area= 15.80			
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Average					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:			
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		X Few Average Unfinished Typical X Few Average Unfinished Typical	
(4) Floor Structure:				Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
		(10) Heating and Cooling:				Thickness                      Bsmnt Insul.	
(6) Ceiling:		X Gas Oil	Coal Stoker	Hand Fired Boiler			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIELDS KATHRYN LYNN INTER	PRATT RICHARD & WENDY	160,000	10/24/2016	LC	20-MULTI PARCEL SALE REF	1161-1261	AGENT	100.0
FIELDS MICHAEL L	FIELDS KATHRYN LYNN INTER	0	07/13/1994	QC	21-NOT USED/OTHER		NOT VERIFIED	0.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: COMM	Building Permit(s)	Date	Number	Status
4957 MARKEY RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	MILFOIL SP ASMT: 1MF6					
	2023 Est TCV Tentative					

Owner's Name/Address	2023 Est TCV Tentative	X Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL
PRATT RICHARD & WENDY 112 HEIDI CT ROSCOMMON MI 48653				

Tax Description	X	Public Improvements	Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
L-674 P-423 233 MARKEY SALES & SERV 4957 MARKEY RD LOT 6 MARKEY SERVICE CORNER.	X	Dirt Road	RESORTS	100.00	252.00	1.0000	0.0000	1600	100*		0
		Gravel Road	COMMERCIAL ACREAGE			0.579	Acres	13,000	100		7,527
		Paved Road	* denotes lines that do not contribute to the total acreage calculation.								
		Storm Sewer	100 Actual Front Feet, 0.58 Total Acres					Total Est. Land Value =			7,527

Comments/Influences	X	Electric	Gas	Curb	Street Lights	Standard Utilities	Underground Utils.	Land Improvement Cost Estimates	Description	Rate	Size	% Good	Cash Value
	X							D/W/P: 4in Concrete		6.03	768	19	880
								D/W/P: Asphalt Paving		2.68	5670	19	2,887
								Ad-Hoc Unit-In-Place Items					
								Description		Rate	Size <td>% Good</td> <td>Cash Value</td>	% Good	Cash Value
								LEAN TO FV		500.00	1	100	500
								Total Estimated Land Improvements True Cash Value =					4,267

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



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DP	06/04/1909	INSPECTED	2023	Tentative	Tentative	Tentative			Tentative
KKS	10/06/2010	INSPECTED	2022	3,800	62,300	66,100			66,100S
			2021	3,800	66,800	70,600			70,600S
			2020	3,800	66,200	70,000			70,000S

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

Desc. of Bldg/Section: Calculator Occupancy: Garages - Service/Fleet Facilities Repair				<<<<<< Calculator Cost Computations >>>>>>			
Class: C Floor Area: 5,412 Gross Bldg Area: 5,412 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Class: C      Quality: Average Stories: 1      Story Height: 14      Perimeter: 377			
Depr. Table : 3% Effective Age : 27 Physical %Good: 44 Func. %Good : 100 Economic %Good: 100				Base Rate for Upper Floors = 69.09  (10) Heating system: Space Heaters, Gas with Fan      Cost/SqFt: 4.54      100% Adjusted Square Foot Cost for Upper Floors = 73.63			
Year Built Remodeled  Overall Bldg Height				Total Floor Area: 5,412      Base Cost New of Upper Floors = 398,485  Reproduction/Replacement Cost = 398,485 Eff.Age:27      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0 Total Depreciated Cost = 175,333			
Comments:				ECF (COMMERCIAL)      0.670 => TCV of Bldg: 1 = 117,473 Replacement Cost/Floor Area= 73.63      Est. TCV/Floor Area= 21.71			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc.	Brick/Stone	Block	Footings	Many Above Ave.	Average Typical	Few None	
(3) Frame:		Total Fixtures		X Few Average	X Few Average		
		3-Piece Baths		Many Unfinished	Many Unfinished		
		2-Piece Baths		Typical	Typical		
		Shower Stalls		Flex Conduit	Incandescent		
		Toilets		Rigid Conduit	Fluorescent		
(4) Floor Structure:				Armored Cable	Mercury	(40) Exterior Wall:	
				Non-Metalic	Sodium Vapor	Thickness	Bsmnt Insul.
				Bus Duct	Transformer		
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure:      Slope=0			
		(10) Heating and Cooling:		(14) Roof Cover:			
(6) Ceiling:		X Gas Oil		Coal Stoker		Hand Fired Boiler	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FIELDS KATHRYN LYNN INTER	FIELDS MICHAEL J TRUST	0	09/11/2002	WD	21-NOT USED/OTHER	964 487	NOT VERIFIED	0.0
FIELDS MICHAEL J	FIELDS KATHRYN LYNN INTER	0	07/13/1994	QC	21-NOT USED/OTHER		NOT VERIFIED	0.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: COMM	Building Permit(s)	Date	Number	Status
4945 MARKEY RD	School: HOUGHTON LAKE COMM SCHOOLS					
Owner's Name/Address	MILFOIL SP ASMT: 1MF6					
FIELDS MICHAEL J TRUST PO BOX 199 PRUDENVILLE MI 48651	2023 Est TCV Tentative					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL								
(L-518P-683&L-524P-248&L-561 P-175) L-964P-486-487 MARKEY COLL 4945 N MARKEY233 LOT 7 MARKEY SERVICE CORNER	X			* Factors *								
Comments/Influences				Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
				RESORTS	85.00	253.00	1.0000	0.0000	1600	100*		0
				COMMERCIAL ACREAGE			0.494	Acres	13,000	100		6,422
				* denotes lines that do not contribute to the total acreage calculation.								
				85 Actual Front Feet, 0.49 Total Acres Total Est. Land Value = 6,422								

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



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Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2023	Tentative	Tentative	Tentative			Tentative
2022	3,200	54,100	57,300			57,300S
2021	3,200	57,900	61,100			59,293C
2020	3,200	57,900	61,100			58,475C

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Desc. of Bldg/Section: Calculator Occupancy: Auto Dealerships - Complete				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 5,504 Gross Bldg Area: 5,504 Stories Above Grd: 1 Average Sty Hght : 10 Bsmnt Wall Hght				Class: D,Pole Quality: Low Cost Stories: 1 Story Height: 10 Perimeter: 335 Base Rate for Upper Floors = 51.97			
Depr. Table : 3% Effective Age : 25 Physical %Good: 47 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: Forced Air Furnace Cost/SqFt: 7.91 100% Adjusted Square Foot Cost for Upper Floors = 59.88			
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Low Cost Heat#1: Forced Air Furnace 100% Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 5504 Ave. Perimeter: 335 Has Elevators:		Total Floor Area: 5,504 Base Cost New of Upper Floors = 329,580 Reproduction/Replacement Cost = 329,580 Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/100/100/47.0 Total Depreciated Cost = 154,903			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (COMMERCIAL) 0.670 => TCV of Bldg: 1 = 103,785 Replacement Cost/Floor Area= 59.88 Est. TCV/Floor Area= 18.86			
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Low					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X Few Average Many Unfinished Typical	X Few Average Many Unfinished Typical
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:		Slope=0		Thickness Bsmnt Insul.	
(6) Ceiling:		X Gas Oil	Coal Stoker	Hand Fired Boiler		(14) Roof Cover:	

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORDQUIST EDWARD & JULIE I	SCHILBE MARTIN & TAMMY	0	09/09/2020	WD	16-LC PAYOFF	1173-2229	NOT VERIFIED	0.0
SCHILBE MARTIN & TAMMY	SCHILBE MARTIN & TAMMY	0	09/20/2017	QC	21-NOT USED/OTHER	1163-1810	PROPERTY TRANSFER	0.0
FIELDS KATHRYN LYNN TRUST	SCHILBE MARTIN & TAMMY	5,000	03/11/2013	WD	21-NOT USED/OTHER	1135/927-8	OTHER	0.0

Property Address	Class: COMMERCIAL-IMPROVE	Zoning: COMM	Building Permit(s)	Date	Number	Status
4923 N MARKEY RD	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	MILFOIL SP ASMT: 1MF6					
SCHILBE MARTIN & TAMMY 925 ROSEMARIE TRL ROSCOMMON MI 48653	2023 Est TCV Tentative					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table COM.COMMERCIAL								
				Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
L674/P423 L950/P842-843 L940/P2674				RESORTS	100.00	254.00	1.0000	0.0000	1600	100*		0
L797/P265 233 4923 N MARKEY LOT 8 AND				COMMERCIAL ACREAGE			0.583	Acres	13,000	100		7,579
L797/P265 233 4923 N MARKEY LOT 8 AND				* denotes lines that do not contribute to the total acreage calculation.								
THE SOUTH 100 FT OF LOT 4 MARKEY SERVICE CORNER. SPLIT/COMBINED ON 01/22/2014 FROM 008-565-004-0000, 008-565-008-0000;				100 Actual Front Feet, 0.58 Total Acres Total Est. Land Value = 7,579								

Comments/Influences	Public Improvements
Split/Comb. on 01/02/2014 completed 01/02/2014 JOANNE ; Parent Parcel(s): 008-565-004-0000, 008-565-008-0000; Child Parcel(s): 008-565-004-1000, 008-565-008-1000;	Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.



Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
			2023	Tentative	Tentative	Tentative			Tentative
			2022	3,800	4,400	8,200			7,090C
			2021	3,800	4,600	8,400			6,864C
			2020	3,800	4,600	8,400			6,770C

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Desc. of Bldg/Section: Calculator Occupancy: Shed - Utility Light Commercial Building				<<<<< Calculator Cost Computations >>>>>						
Class: D,Pole Floor Area: 1,338 Gross Bldg Area: 1,338 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght				Construction Cost		Class: D,Pole    Quality: Average Stories: 1    Story Height: 14    Perimeter: 150 Overall Building Height: 18				
				High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 21.40		
Depr. Table : 1.5% Effective Age : 52 Physical %Good: 46 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		(10) Heating system: No Heating or Cooling    Cost/SqFt: 0.00    100% Adjusted Square Foot Cost for Upper Floors = 21.40				
				Quality: Average Heat#1: No Heating or Cooling    100% Heat#2: No Heating or Cooling    0%		Total Floor Area: 1,338    Base Cost New of Upper Floors =    28,633				
1970 Year Built Remodeled 18 Overall Bldg Height				*** Basement Info ***		Total Depreciated Cost =    13,171  ECF (COMMERCIAL)    0.670 => TCV of Bldg: 1 =    8,825 Replacement Cost/Floor Area= 21.40    Est. TCV/Floor Area= 6.60				
				Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling						
Comments:				* Mezzanine Info *						
				Area #1: Type #1: Office    (No Rates)						
				* Sprinkler Info *						
				Area: Type: Average						
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:				
(2) Foundation:		(8) Plumbing:		Outlets:                      Fixtures:						
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical			Few None	X	Few Average
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Many Unfinished Typical  Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Many Unfinished Typical  Incandescent Fluorescent Mercury Sodium Vapor Transformer		
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure:    Slope=0		(40) Exterior Wall:				
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		Thickness                      Bsmnt Insul.				
(6) Ceiling:		X	Gas Oil			Coal Stoker	Hand Fired Boiler			

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