

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HIGGINS & HOUGHTON LAKE ST	WELTON DOUGLAS & DAWN	44,900	10/07/2022	LC	03-ARM'S LENGTH	1182-1533	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)		Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
WELTON DOUGLAS & DAWN 119 SAM-O-SET BLVD ROSCOMMON MI 48653		MILFOIL SP ASMT:									
Tax Description		2025 Est TCV Tentative									
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 26 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
Comments/Influences		Public Improvements		* Factors *							
Split/Comb. on 09/11/2018 completed		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0							
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		Gas									
		Curb									
		Street Lights									
Standard Utilities											
Underground Utils.											
Topography of Site		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
Rolling		Low		2025	Tentative	Tentative	Tentative			Tentative	
High		Landscaped		2024	0	22,500	22,500			22,500S	
Swamp		Wooded		2023	0	28,400	28,400			28,400S	
Pond		Waterfront		2022	0	12,600	12,600			9,070C	
Ravine		Wetland									
Flood Plain		Who When What									
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		TW 06/23/2022 INSPECTED									
		JK 10/07/2014 INSPECTED									
		KKS 10/11/2010 INSPECTED									

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

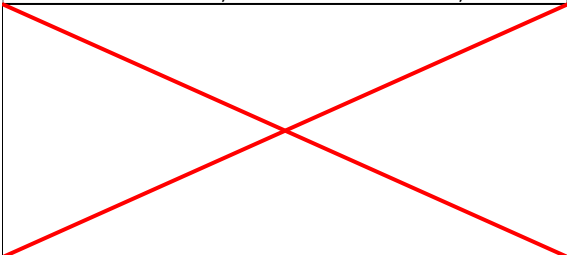
Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole Floor Area: 1,100 Gross Bldg Area: 1,100 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
				High	Above Ave.	X Ave.	Low	Base Rate for Upper Floors = 60.84	
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 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 = 60.84			
				Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0%		Total Floor Area: 1,100 Base Cost New of Upper Floors = 66,924			
Year Built Remodeled				Ave. SqFt/Story: 1100 Ave. Perimeter Has Elevators:		Total Floor Area: 1,100 Base Cost New of Upper Floors = 66,924 Reproduction/Replacement Cost = 66,924			
				*** Basement Info ***		Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 57,555			
Overall Bldg Height				Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 43,396 Replacement Cost/Floor Area= 60.84 Est. TCV/Floor Area= 39.45			
				* Mezzanine Info *					
Comments:				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	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:		(9) Sprinklers:		(10) Heating and Cooling:		Flex Conduit Rigid Conduit Armored Cable Non-Metallic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:						X Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0	
(6) Ceiling:								Thickness Bsmnt Insul.	
						(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.			
HIGGINS & HOUGHTON LAKE ST	PRESTON THOMAS J	44,900	10/05/2022	WD	03-ARM'S LENGTH	1182-1393	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)		Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
PRESTON THOMAS J 4865 BASSWOOD DR SAGINAW MI 48603		MILFOIL SP ASMT:									
Tax Description		2025 Est TCV Tentative									
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 27 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
Comments/Influences		Public Improvements		* Factors *							
Split/Comb. on 09/11/2018 completed 09/11/2018 TINA ; Parent Parcel(s): 008-008-005-1080; Child Parcel(s): 008-008-005-2080, 008-008-005-2600, 008-008-005-2700, 008-008-005-2800, 008-008-005-2900, 008-008-005-3000, 008-008-005-3100, 008-008-005-3200, 008-008-005-3300,		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		Topography of Site		0.00 Total Acres Total Est. Land Value = 0							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	Tentative	Tentative	Tentative		Tentative	
		TW	06/23/2022	INSPECTED	2024	0	21,000	21,000		21,000S	
		JK	10/07/2014	INSPECTED	2023	0	26,500	26,500		26,500S	
		KKS	10/11/2010	INSPECTED	2022	0	11,800	11,800		8,195C	

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
* 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:		(9) Sprinklers:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(6) Ceiling:		X Gas Oil	Coal Stoker	Hand Fired Boiler			Thickness Bsmnt Insul.
				(14) Roof Cover:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
Property Address		Class: RESIDENTIAL BUILDI		Zoning: COMM	Building Permit(s)	Date	Number	Status			
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
HIGGINS & HOUGHTON LAKE STORAGE LLC 13470 LAKESHORE DR FENTON MI 48430		MILFOIL SP ASMT:									
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP							
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 28 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	* Factors *				Value		
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Total Est. Land Value =	0
Split/Comb. on 09/11/2018 completed 09/11/2018 TINA ; Parent Parcel(s): 008-008-005-1080; Child Parcel(s): 008-008-005-2080, 008-008-005-2600, 008-008-005-2700, 008-008-005-2800, 008-008-005-2900, 008-008-005-3000, 008-008-005-3100, 008-008-005-3200, 008-008-005-3300,		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Topography of Site		0.00 Total Acres		Total Est. Land Value =		0	
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2025	Tentative	Tentative	Tentative			Tentative	
		Low		2024	0	21,000	21,000			9,034C	
		High		2023	0	26,500	26,500			8,604C	
		Landscaped		2022	0	11,800	11,800			8,195C	
Swamp		Who When What									
Wooded		TW 06/23/2022 INSPECTED									
Pond		JK 10/07/2014 INSPECTED									
Waterfront		KKS 10/11/2010 INSPECTED									
Ravine		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan									
Wetland											
Flood Plain											

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 62.37			
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Reproduction/Replacement Cost = 62,370 Total Depreciated Cost = 53,638			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Unfinished Typical X Few Average Unfinished Typical		Thickness Bsmnt Insul.	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		(40) Exterior Wall:	
(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.			
HIGGINS & HOUGHTON LAKE ST	POSVISTAK FAMILY TRUST	29,900	09/15/2018	WD	03-ARM'S LENGTH	1167-0583	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)		Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
POSVISTAK FAMILY TRUST 117 CHESANING LEGION DR ROSCOMMON MI 48653		MILFOIL SP ASMT:									
Tax Description		2025 Est TCV Tentative									
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 29 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
Comments/Influences		Public Improvements		* Factors *							
Split/Comb. on 09/11/2018 completed 09/11/2018 TINA ; Parent Parcel(s): 008-008-005-1080; Child Parcel(s): 008-008-005-2080, 008-008-005-2600, 008-008-005-2700, 008-008-005-2800, 008-008-005-2900, 008-008-005-3000, 008-008-005-3100, 008-008-005-3200, 008-008-005-3300,		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		Topography of Site		0.00 Total Acres Total Est. Land Value = 0							
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	Tentative	Tentative	Tentative		Tentative	
		TW	06/23/2022	INSPECTED	2024	0	21,000	21,000		9,034C	
		JK	10/07/2014	INSPECTED	2023	0	26,500	26,500		8,604C	
		KKS	10/11/2010	INSPECTED	2022	0	11,800	11,800		8,195C	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37	
				High	Above Ave.		
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 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 = 62.37	
				Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:			
*** Basement Info ***		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
* Mezzanine Info *							
* Sprinkler Info *		Area: Type: Average					
Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)							
Comments:							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		X	Few Average Unfinished Typical	X	Few Average Unfinished Typical
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(6) Ceiling:		(10) Heating and Cooling:				Thickness Bsmnt Insul.	
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.		
HIGGINS & HOUGHTON LAKE ST	VACCA ROBERT	35,900	10/05/2019	LC	03-ARM'S LENGTH	1170-2091	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)	Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
VACCA ROBERT 47638 WEST RD WIXOM MI 48393		MILFOIL SP ASMT:								
Tax Description		2025 Est TCV Tentative								
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 30 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X Improved	Vacant	Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
Comments/Influences		Public Improvements		* Factors *						
Split/Comb. on 09/11/2018 completed 09/11/2018 TINA ; Parent Parcel(s): 008-008-005-1080; Child Parcel(s): 008-008-005-2080, 008-008-005-2600, 008-008-005-2700, 008-008-005-2800, 008-008-005-2900, 008-008-005-3000, 008-008-005-3100, 008-008-005-3200, 008-008-005-3300,		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		Topography of Site		0.00 Total Acres Total Est. Land Value = 0						
		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	Tentative	Tentative	Tentative		Tentative
		TW	06/23/2022	INSPECTED	2024	0	21,000	21,000		12,754C
		JK	10/07/2014	INSPECTED	2023	0	26,500	26,500		12,147C
		KKS	10/11/2010	INSPECTED	2022	0	11,800	11,800		11,569C

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Year Built Remodeled		Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638			
Overall Bldg Height		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
Comments:		*** Basement Info *** * 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.		
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)	Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HIGGINS & HOUGHTON LAKE STORAGE LLC 13470 LAKESHORE DR FENTON MI 48430		MILFOIL SP ASMT:								
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
		X	Improved	Vacant	* Factors *					
		Public Improvements		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value	
		Dirt Road		0.00 Total Acres					Total Est. Land Value =	0
		Gravel Road								
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
Split/Comb. on 09/11/2018 completed 09/11/2018 TINA ;		Level								
Parent Parcel(s): 008-008-005-1080;		Rolling								
Child Parcel(s): 008-008-005-2080,		Low								
008-008-005-2600, 008-008-005-2700,		High								
008-008-005-2800, 008-008-005-2900,		Landscaped								
008-008-005-3000, 008-008-005-3100,		Swamp								
008-008-005-3200, 008-008-005-3300,		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2025	Tentative	Tentative	Tentative			Tentative		
		TW 06/23/2022	0	21,000	21,000			9,034C		
		JK 10/07/2014	0	26,500	26,500			8,604C		
		KKS 10/11/2010	0	11,800	11,800			8,195C		
		2022	0	11,800	11,800			8,195C		

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0	
				High	Above Ave.	X Ave.	Low
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 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 = 62.37	
				Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638	
Year Built Remodeled Overall Bldg Height				*** Basement Info ***		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44	
				Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling			
Comments:				* 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	Many Above Ave.	Average Typical		
(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 Many Unfinished Typical
(4) Floor Structure:		(9) Sprinklers:		(10) Heating and Cooling:		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(5) Floor Cover:						Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:		X Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
				(14) Roof Cover:			

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Year Built Remodeled		Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638			
Overall Bldg Height		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
Comments:		*** Basement Info *** * 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 Many Unfinished Typical X Few Average Many 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.		
Property Address		Class: RESIDENTIAL BUILDI		Zoning: COMM	Building Permit(s)	Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HIGGINS & HOUGHTON LAKE STORAGE LLC 13470 LAKESHORE DR FENTON MI 48430		MILFOIL SP ASMT:								
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
1167/94 1166/2579 1162/303		X	Improved	Vacant	* Factors *				Value	
1153/1030-1 992/354 963/2490-1 233		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason				0		
UNIT 33 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		0.00 Total Acres Total Est. Land Value =				0		
Comments/Influences		Topography of Site								
Split/Comb. on 09/11/2018 completed		Level Rolling Low High Landscaped Swamp Wooded Pond Waterfront Ravine Wetland Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who When What		2025	Tentative	Tentative	Tentative			Tentative
		TW 06/23/2022 INSPECTED		2024	0	21,000	21,000			9,034C
		JK 10/07/2014 INSPECTED		2023	0	26,500	26,500			8,604C
		KKS 10/11/2010 INSPECTED		2022	0	11,800	11,800			8,195C

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 62.37			
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Reproduction/Replacement Cost = 62,370 Total Depreciated Cost = 53,638			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Unfinished Typical X Few Average Unfinished Typical		Thickness Bsmnt Insul.	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		(40) Exterior Wall:	
(6) Ceiling:		X Gas Oil Coal Stoker Hand Fired Boiler					

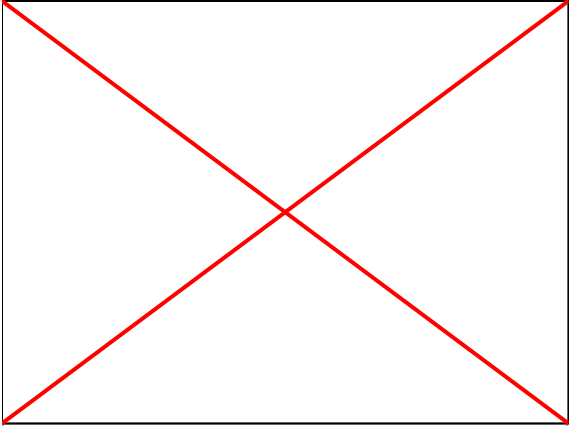
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HIGGINS & HOUGHTON LAKE ST	POWELL DAVID W & DEBRA	29,900	10/08/2018	WD	03-ARM'S LENGTH	1167-1243	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)	Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
POWELL DAVID W & DEBRA 1542 CORKWOOD TRAIL WILLIAMSTON MI 48895		MILFOIL SP ASMT:								
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
		X	Improved	Vacant						
		Public Improvements		* Factors *					Value	
		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres					Total Est. Land Value =	0
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
Comments/Influences		Topography of Site								
Split/Comb. on 09/11/2018 completed 09/11/2018 TINA ;		Level								
Parent Parcel(s): 008-008-005-1080;		Rolling								
Child Parcel(s): 008-008-005-2080,		Low								
008-008-005-2600, 008-008-005-2700,		High								
008-008-005-2800, 008-008-005-2900,		Landscaped								
008-008-005-3000, 008-008-005-3100,		Swamp								
008-008-005-3200, 008-008-005-3300,		Wooded								
008-008-005-3400, 008-008-005-3500,		Pond								
008-008-005-3600, 008-008-005-3700,		Waterfront								
008-008-005-3800, 008-008-005-3900,		Ravine								
008-008-005-4000;		Wetland								
-----		Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		Who	When	What	2025	Tentative	Tentative	Tentative		Tentative
The Equalizer. Copyright (c) 1999 - 2009.		TW	06/23/2022	INSPECTED	2024	0	21,000	21,000		12,754C
Licensed To: Township of Markey, County of		JK	10/07/2014	INSPECTED	2023	0	26,500	26,500		12,147C
Roscommon, Michigan		KKS	10/11/2010	INSPECTED	2022	0	11,800	11,800		11,569C

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 62.37			
Year Built Remodeled		Overall Bldg Height		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Reproduction/Replacement Cost = 62,370 Total Depreciated Cost = 53,638			
* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		* Sprinkler Info * Area: Type: Average		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
(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	X Few Average Unfinished Typical	X Few Average Unfinished Typical		
(3) Frame:		Many Above Ave. Average Typical Few None Total Fixtures 3-Piece Baths Urinals 2-Piece Baths Wash Bowls Shower Stalls Water Heaters Toilets Wash Fountains Water Softeners		Flex Conduit Incandescent Rigid Conduit Fluorescent Armored Cable Mercury Non-Metalic Sodium Vapor Bus Duct Transformer		(40) Exterior Wall:	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		Thickness Bsmnt Insul.	
(5) Floor Cover:		(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.			
HIGGINS & HOUGHTON LAKE ST	CARL ROBERT L JR	46,900	07/24/2023	LC	03-ARM'S LENGTH	1184-2373	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL BUILDI		Zoning: COMM	Building Permit(s)	Date	Number	Status			
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS									
Owner's Name/Address		P.R.E. 0%									
CARL ROBERT L JR 2642 WIENEKE RD SAGINAW MI 48603		MILFOIL SP ASMT:									
Tax Description		2025 Est TCV Tentative									
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 35 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X Improved	Vacant	Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP							
Comments/Influences		Public Improvements		* Factors *							
Split/Comb. on 09/11/2018 completed		Topography of Site		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
		Level		0.00 Total Acres Total Est. Land Value = 0							
		Rolling									
		Low									
		High									
		Landscaped									
		Swamp									
		Wooded									
		Pond									
		Waterfront									
		Ravine									
		Wetland									
		Flood Plain									
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		2025	Tentative	Tentative	Tentative			Tentative			
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		Who	When	What	2024	0	21,000	21,000	21,000S		
		TW	06/23/2022	INSPECTED	2023	0	26,500	26,500	8,604C		
		JK	10/07/2014	INSPECTED	2022	0	11,800	11,800	8,195C		
		KKS	10/11/2010	INSPECTED							

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 62.37			
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Reproduction/Replacement Cost = 62,370 Total Depreciated Cost = 53,638			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Unfinished Typical X Few Average Unfinished Typical		Thickness Bsmnt Insul.	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		(40) Exterior Wall:	
(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.	
BADER MARK	BADER MARK	0	02/28/2022	QC	18-LIFE ESTATE	1181-2004	PROPERTY TRANSFER	0.0	
HIGGINS & HOUGHTON LAKE ST	SOVIS ROBERT & BADER MARK	36,900	07/16/2021	WD	03-ARM'S LENGTH	1177-1411	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)	Date	Number	Status	
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
SOVIS ROBERT & BADER MARK 5003 N MCCAFFREY RD OWOSSO MI 48867		MILFOIL SP ASMT:							
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP					
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 36 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	* Factors *				
Comments/Influences		Public Improvements		Description Frontage Depth Front Depth Rate %Adj. Reason Value					
Split/Comb. on 09/11/2018 completed		Dirt Road		0.00 Total Acres Total Est. Land Value = 0					
		Gravel Road							
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
Topography of Site		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2025	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009.		Who	When	What	2024	0	21,000	21,000	13,009C
Licensed To: Township of Markey, County of Roscommon, Michigan					2023	0	26,500	26,500	12,390C
					2022	0	11,800	11,800	11,800S

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 62.37			
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Reproduction/Replacement Cost = 62,370 Total Depreciated Cost = 53,638			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Unfinished Typical X Few Average Unfinished Typical		Thickness Bsmnt Insul.	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		(40) Exterior Wall:	
(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.		
Property Address		Class: RESIDENTIAL BUILDI		Zoning: COMM	Building Permit(s)	Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
HIGGINS & HOUGHTON LAKE STORAGE LLC 13470 LAKESHORE DR FENTON MI 48430		MILFOIL SP ASMT:								
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 37 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	* Factors *				Value	
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Split/Comb. on 09/11/2018 completed		Topography of Site		0.00 Total Acres				Total Est. Land Value =		0
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2025	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		Who	When	What	2024	0	21,000	21,000	9,034C	
					2023	0	26,500	26,500	8,604C	
					2022	0	11,800	11,800	8,195C	

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		Base Rate for Upper Floors = 62.37			
Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638			
Comments:		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:		(40) Exterior Wall:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		X Few Average Unfinished Typical X Few Average Unfinished Typical		Thickness Bsmnt Insul.	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(13) Roof Structure: Slope=0	
(5) Floor Cover:		(10) Heating and Cooling:		(14) Roof Cover:		(40) Exterior Wall:	
(6) Ceiling:		X Gas Oil Coal Stoker Hand Fired Boiler					

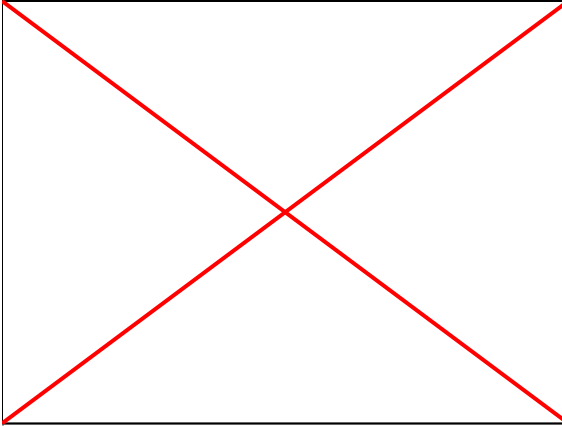
*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
HIGGINS & HOUGHTON LAKE ST	SHEERER TIMOTHY A & CHRIS	44,900	10/27/2022	WD	03-ARM'S LENGTH	1182-1990	PROPERTY TRANSFER	100.0					
Property Address		Class: RESIDENTIAL BUILDI		Zoning: COMM	Building Permit(s)	Date	Number	Status					
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS											
Owner's Name/Address		P.R.E. 0%											
SHEERER TIMOTHY A & CHRISTINE L 4666 SALEMS WAY MEDINA OH 44256		MILFOIL SP ASMT:											
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP									
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 38 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X	Improved	Vacant	* Factors *								
Comments/Influences		Public Improvements		Description		Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value	
Split/Comb. on 09/11/2018 completed		Dirt Road		0.00		Total Acres	Total Est. Land Value =				0		
		Gravel Road											
		Paved Road											
		Storm Sewer											
		Sidewalk											
		Water											
Sewer													
Electric													
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		Tentative		Tentative		Tentative		Tentative	
TW		06/23/2022		INSPECTED		0		21,000		21,000		21,000S	
JK		10/07/2014		INSPECTED		0		26,500		26,500		26,500S	
KKS		10/11/2010		INSPECTED		0		11,800		11,800		8,195C	
2022													

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Roscommon, Michigan

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37			
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37			
Year Built Remodeled Overall Bldg Height		*** Calculator Cost Data *** Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638			
Comments:		*** Basement Info *** Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44			
* 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.			
HIGGINS & HOUGHTON LAKE ST	SCHNELL DOUGLAS H	29,900	03/18/2019	WD	03-ARM'S LENGTH	1168-2442	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM		Building Permit(s)		Date	Number	Status	
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:		2025 Est TCV Tentative							
SCHNELL DOUGLAS H 116 CHESANING LEGION DR ROSCOMMON MI 48653		X	Improved	Vacant	Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
Tax Description		Public Improvements		* Factors *							
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 39 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		Dirt Road Gravel Road Paved Road Storm Sewer Sidewalk Water Sewer Electric Gas Curb Street Lights Standard Utilities Underground Utils.		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
Comments/Influences		Topography of Site		0.00 Total Acres Total Est. Land Value = 0							
Split/Comb. on 09/11/2018 completed		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Rolling		2025	Tentative	Tentative	Tentative			Tentative	
		Low		2024	0	21,000	21,000			12,754C	
		High		2023	0	26,500	26,500			12,147C	
		Landscaped		2022	0	11,800	11,800			11,569C	
		Swamp		Who When What							
Wooded		TW 06/23/2022 INSPECTED									
Pond		JK 10/07/2014 INSPECTED									
Waterfront		KKS 10/11/2010 INSPECTED									
Ravine											
Wetland											
Flood Plain											
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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37					
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. X Ave. Low		(10) Heating system: No Heating or Cooling Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 62.37					
Year Built Remodeled		Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:6 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 86 /100/100/100/86.0 Total Depreciated Cost = 53,638					
Overall Bldg Height		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 40,443 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 40.44					
Comments:		*** Basement Info *** * 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	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		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					

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HIGGINS & HOUGHTON LAKE ST	MCKEGA CONSULTING LLC	34,000	10/08/2018	WD	03-ARM'S LENGTH	1167-1244	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL BUILDING		Zoning: COMM	Building Permit(s)	Date	Number	Status		
4757 N FLINT RD		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
MCKEGA CONSULTING LLC 1350 SPRUCE ST OXFORD MI 48370		MILFOIL SP ASMT:								
Tax Description		2025 Est TCV Tentative		Land Value Estimates for Land Table DEFLT.REF/EXEMPT/PP						
1167/94 1166/2579 1162/303 1153/1030-1 992/354 963/2490-1 233 UNIT 40 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS SPLIT/COMBINED ON 2/6/2019 FROM 008-008-005-1080, 008-008-005-0085, 008-008-005-0100 THROUGH 008-008-005-2500; INTO 008-008-005-1180, 008-450-000-1000, 008-450-001-0000 THROUGH 008-450-040-0000		X Improved	Vacant	* Factors *					Value	
Comments/Influences		Public Improvements		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
Split/Comb. on 09/11/2018 completed		Topography of Site		0.00 Total Acres					Total Est. Land Value =	0
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2025	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		Who	When	What	2024	0	22,500	22,500	13,665C	
					2023	0	28,400	28,400	13,015C	
					2022	0	12,600	12,600	12,396C	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>			
Class: D,Pole Floor Area: 1,100 Gross Bldg Area: 1,100 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 60.84	
				High	Above Ave.		
Depr. Table : 2.5% Effective Age : 6 Physical %Good: 86 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 = 60.84	
				Quality: Average Heat#1: No Heating or Cooling 100% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1100 Ave. Perimeter Has Elevators:			
*** Basement Info ***		Area: Perimeter: Type: Finished Basement Heat: No Heating or Cooling		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 43,396 Replacement Cost/Floor Area= 60.84 Est. TCV/Floor Area= 39.45			
* Mezzanine Info *							
* Sprinkler Info *		Area: Type: Average					
Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)							
Comments:							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical		
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		X	Few Average Unfinished Typical	X	Few Average Unfinished Typical
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(5) Floor Cover:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(6) Ceiling:		(10) Heating and Cooling:				Thickness Bsmnt Insul.	
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.	
HIGGINS & HOUGHTON LAKE ST	GIBSON BRADLEY D & REBEKAH	38,900	02/07/2020	LC	03-ARM'S LENGTH	1171-1938	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:							
GIBSON BRADLEY D & REBEKAH 6344 MAST RD DEXTER MI 48130		2025 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table .				
Tax Description		Public Improvements		* Factors *				Value	
UNIT 41 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		0.00 Total Acres				Total Est. Land Value =	0
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		Who	When	What	2025	Tentative	Tentative	Tentative	
		TW	06/23/2022	INSPECTED	2024	0	23,800	23,800	21,410C
					2023	0	30,000	30,000	20,391C
					2022	0	19,500	19,500	19,420C

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>					
Class: D,Pole Floor Area: 1,100 Gross Bldg Area: 1,100 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0					
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 60.84 Adjusted Square Foot Cost for Upper Floors = 60.84					
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1100 Ave. Perimeter Has Elevators:		Total Floor Area: 1,100 Base Cost New of Upper Floors = 66,924 Reproduction/Replacement Cost = 66,924 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 60,232					
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses					
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(4) Floor Structure:		(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:			
(5) Floor Cover:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.			
(6) Ceiling:				(14) Roof Cover:					

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
				High	Above Ave.	Ave.	X	Low	Base Rate for Upper Floors = 62.37
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		Adjusted Square Foot Cost for Upper Floors = 62.37			
				Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0%		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
2017 Year Built Remodeled				Area: Perimeter: Type:		Reproduction/Replacement Cost = 62,370			
						Total Depreciated Cost = 56,133			
Overall Bldg Height				Heat: Hot Water, Radiant Floor		Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0			
						Total Depreciated Cost = 56,133			
Comments:				*** Basement Info ***		<<<<< Segregated Cost Computations >>>>>			
				Area #1: Type #1: Area #2: Type #2:		Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
* Mezzanine Info *				Area: Type:		Item Description Cost # or Height Storys Cost			
						Total Cost New = 0			
* Sprinkler Info *				Area: Type: Average		Architectural Multiplier: 0.00			
						Reproduction/Replacement Cost = 0			
(1) Excavation/Site Prep:				(7) Interior:		Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0			
						Total Depreciated Cost = 0			
(2) Foundation:				Footings		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 42,324			
						Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 42.32			
X Poured Conc. Brick/Stone Block				Many Above Ave. Average Typical Few None		(11) Electric and Lighting:			
						(39) Miscellaneous:			
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Outlets: Fixtures:			
						(40) Exterior Wall:			
(4) Floor Structure:				Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
						Thickness Bsmnt Insul.			
(5) Floor Cover:				(9) Sprinklers:		(13) Roof Structure: Slope=0			
						(14) Roof Cover:			
(6) Ceiling:				(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler			
						(14) Roof Cover:			

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HIGGINS & HOUGHTON LAKE ST	LEBEAU SYLVIA	46,900	10/21/2021	LC	03-ARM'S LENGTH	1178-1775	PROPERTY TRANSFER	100.0		
HIGGINS LAKE & HOUGHTON LA	LEBEAU SYLVIA	0	10/18/2021	WD	16-LC PAYOFF	1187-0104	DEED	0.0		
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MILFOIL SP ASMT:								
LEBEAU SYLVIA 8333 HILLCREST RD ROSCOMMON MI 48653		2025 Est TCV Tentative								
		X	Improved	Vacant	Land Value Estimates for Land Table .					
		Public Improvements		* Factors *				Value		
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0	
Tax Description		Dirt Road								
UNIT 44 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		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		
		2025	Tentative	Tentative	Tentative			Tentative		
		TW	06/23/2022	INSPECTED	0	22,200	22,200	20,065C		
					0	28,000	28,000	19,110C		
					0	18,200	18,200	18,200S		

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 62,370 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 56,133			
* Sprinkler Info * Area: Type: Average		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HIGGINS & HOUGHTON LAKE ST	FULTONOVICH RONALD & LYNNE	38,500	05/20/2021	WD	03-ARM'S LENGTH	1176-2377	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
Owner's Name/Address		P.R.E. 0%							
FULTONOVICH RONALD & LYNNE 210 MAGNOLIA AVE ROSCOMMON MI 48653		MILFOIL SP ASMT:							
		2025 Est TCV Tentative							
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table .				
UNIT 45 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		Public Improvements		* Factors *				Value	
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	
		Gravel Road		0.00 Total Acres				Total Est. Land Value =	0
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2025	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		2024	0	22,200	22,200			20,065C	
		2023	0	28,000	28,000			19,110C	
		2022	0	18,200	18,200			18,200S	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37 Adjusted Square Foot Cost for Upper Floors = 62.37 Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 56,133			
				High	Above Ave.				
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
				*** Basement Info ***					
2017	Year Built Remodeled	Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor * Mezzanine Info * Area #1: Type #1: Area #2: Type #2: * Sprinkler Info * Area: Type: Average		Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
Overall Bldg Height									
Comments:									
(1) Excavation/Site Prep:				(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:				(8) Plumbing:		Outlets: Fixtures:			
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average		
(3) Frame:				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	Incandescent Fluorescent Mercury Sodium Vapor Transformer
(4) Floor Structure:				(9) Sprinklers:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(5) Floor Cover:				(10) Heating and Cooling:		(14) Roof Cover:		Thickness	Bsmnt Insul.
(6) Ceiling:				Gas Oil	Coal Stoker	Hand Fired Boiler			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:							
HIGGINS & HOUGHTON LAKE STORAGE LLC 13470 LAKESHORE DR FENTON MI 48430		2025 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table .				
		Public Improvements		* Factors *					
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
				0.00	Total Acres	Total Est. Land Value =		0	
Tax Description		Dirt Road							
UNIT 46 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		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	
		2025	Tentative	Tentative	Tentative			Tentative	
		2024	0	22,200	22,200			13,186C	
		2023	0	28,000	28,000			12,559C	
		2022	0	18,200	18,200			11,961C	
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		TW	06/23/2022	INSPECTED					

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.			
HIGGINS & HOUGHTON LAKE ST	DAWES JERRY J & JILL M	78,000	09/01/2021	WD	03-ARM'S LENGTH	1178-0316	PROPERTY TRANSFER	100.0			
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status			
		School: HOUGHTON LAKE COMM SCHOOLS									
		P.R.E. 0%									
Owner's Name/Address		MILFOIL SP ASMT:									
DAWES JERRY J & JILL M 9340 GRAND SUMMIT DR FENTON MI 48430		2025 Est TCV Tentative									
		X	Improved	Vacant	Land Value Estimates for Land Table .						
Tax Description		Public Improvements		* Factors *				Value			
UNIT 47 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value		
Comments/Influences				0.00 Total Acres				Total Est. Land Value =	0		
		Dirt Road									
		Gravel Road									
		Paved Road									
		Storm Sewer									
		Sidewalk									
		Water									
		Sewer									
		Electric									
		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			
		2025	Tentative	Tentative	Tentative			Tentative			
		Who	When	What	2025	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
		TW	06/23/2022	INSPECTED	2024	0	22,200	22,200			20,065C
					2023	0	28,000	28,000			19,110C
					2022	0	18,200	18,200			18,200S

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HIGGINS & HOUGHTON LAKE ST	DAWES JERRY J & JILL M	78,000	08/27/2021	WD	20-MULTI PARCEL SALE REF	1178-0316	DEED	100.0	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:							
DAWES JERRY J & JILL M 9340 GRAND SUMMIT DR FENTON MI 48430		2025 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table .				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
Tax Description		Dirt Road							
UNIT 48 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		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	
		2025	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		2024	0	22,200	22,200			20,065C	
		2023	0	28,000	28,000			19,110C	
		2022	0	18,200	18,200			18,200S	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37 Adjusted Square Foot Cost for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 56,133			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0			
Area: Type: Average		* Sprinkler Info * Area: Type: Average		Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Few Average Many Unfinished Typical		Few Average Many Unfinished Typical	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
(4) Floor Structure:		(9) Sprinklers:		Incandescent Fluorescent Mercury Sodium Vapor Transformer		(40) Exterior Wall:	
(5) Floor Cover:		(10) Heating and Cooling:		Gas Oil Coal Stoker Hand Fired Boiler		Thickness Bsmnt Insul.	
(6) Ceiling:		(13) Roof Structure: Slope=0		(14) Roof Cover:		(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.	
HIGGINS & HOUGHTON LAKE ST	BIBBEY JOSHUA	44,900	10/21/2021	LC	03-ARM'S LENGTH	1178-1760	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:							
BIBBEY JOSHUA 1865 GROUSE LANE SAINT HELEN MI 48656		2025 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table .				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
Tax Description		Dirt Road							
UNIT 49 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		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	
		2025	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		2024	0	22,200	22,200			20,065C	
		2023	0	28,000	28,000			19,110C	
		2022	0	18,200	18,200			18,200S	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 62,370 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 56,133			
* Sprinkler Info * Area: Type: Average		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
HIGGINS & HOUGHTON LAKE ST	GAUDARD FAMILY TRUST	48,900	07/07/2023	LC	03-ARM'S LENGTH	1184-2088	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
		P.R.E. 0%								
Owner's Name/Address		MILFOIL SP ASMT:								
GAUDARD FAMILY TRUST 389 MIDFOREST LODGE PRUDENVILLE MI 48651		2025 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table .					
UNIT 50 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2025	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		TW	06/23/2022	INSPECTED	0	22,200	22,200		22,200S	
					0	28,000	28,000		12,559C	
					0	18,200	18,200		11,961C	

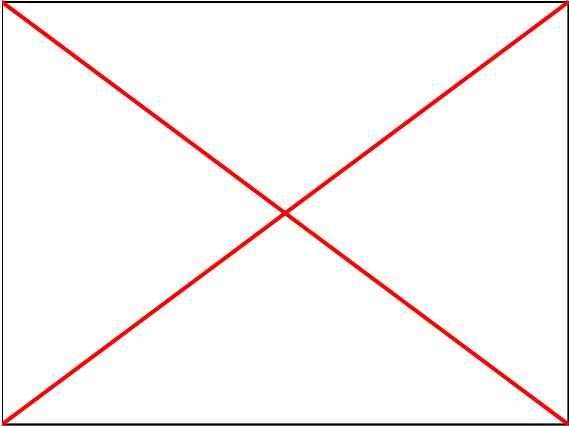
Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIGGINS & HOUGHTON LAKE ST	GLAYSHER THOMAS J	46,900	06/13/2022	LC	03-ARM'S LENGTH	1181-1289	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL BUILDI	Zoning:	Building Permit(s)	Date	Number	Status
	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	MILFOIL SP ASMT:					
GLAYSHER THOMAS J 1600W MAPLEHURST DR ROSCOMMON MI 48653	2025 Est TCV Tentative					

Tax Description	X	Improved		Vacant	Land Value Estimates for Land Table .						
					Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason
UNIT 51 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS					* Factors *						
					0.00 Total Acres Total Est. Land Value = 0						

Comments/Influences	Public Improvements	* Factors *							
		Description	Frontage	Depth	Front	Depth	Rate %Adj.	Reason	Value
	Dirt Road								
	Gravel Road								
	Paved Road								
	Storm Sewer								
	Sidewalk								
	Water								
	Sewer								
	Electric								
	Gas								
	Curb								
Street Lights									
Standard Utilities									
Underground Utils.									

Who	When	What	Land Value Estimates for Land Table .						
			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
			2025	Tentative	Tentative	Tentative			Tentative
TW	06/23/2022	INSPECTED	2024	0	22,200	22,200			22,200S
			2023	0	28,000	28,000			28,000S
			2022	0	18,200	18,200			11,961C

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<< Calculator Cost Computations >>>>>					
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Construction Cost		Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0 Base Rate for Upper Floors = 62.37 Adjusted Square Foot Cost for Upper Floors = 62.37 Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370 Reproduction/Replacement Cost = 62,370 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 56,133			
				High	Above Ave.				
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100				** ** Calculator Cost Data ** **		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
				Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:					
2017 Year Built Remodeled Overall Bldg Height				*** Basement Info ***		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
				Area: Perimeter: Type: Heat: Hot Water, Radiant Floor					
Comments:				* Mezzanine Info *		<<<<< Segregated Cost Computations >>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
				Area #1: Type #1: Area #2: Type #2:					
				* Sprinkler Info *		ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 42,324 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 42.32			
				Area: Type: Average					
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:			
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:					
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical			Few None	
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners	Few Average Many Unfinished Typical	Few Average Many Unfinished Typical			
(4) Floor Structure:		(9) Sprinklers:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0		(40) Exterior Wall:	
(5) Floor Cover:								Gas Oil	Coal Stoker
(6) Ceiling:						(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.		
HIGGINS & HOUGHTON LAKE ST	PHILLIPS MARK & JENNIFER	38,900	05/10/2021	LC	03-ARM'S LENGTH	1176-2163	PROPERTY TRANSFER	100.0		
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status		
		School: HOUGHTON LAKE COMM SCHOOLS								
Owner's Name/Address		P.R.E. 0%								
PHILLIPS MARK & JENNIFER 802 RIDGEDALE DR ROSCOMMON MI 48653		MILFOIL SP ASMT:								
		2025 Est TCV Tentative								
Tax Description		X	Improved	Vacant	Land Value Estimates for Land Table .					
UNIT 52 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		Public Improvements		* Factors *				Value		
Comments/Influences		Dirt Road		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
		Gravel Road		0.00 Total Acres Total Est. Land Value = 0						
		Paved Road								
		Storm Sewer								
		Sidewalk								
		Water								
		Sewer								
		Electric								
		Gas								
		Curb								
		Street Lights								
		Standard Utilities								
		Underground Utils.								
		Topography of Site								
		Level								
		Rolling								
		Low								
		High								
		Landscaped								
		Swamp								
		Wooded								
		Pond								
		Waterfront								
		Ravine								
		Wetland								
		Flood Plain								
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value		
		2025	Tentative	Tentative	Tentative			Tentative		
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		2024	0	22,200	22,200			20,065C		
		2023	0	28,000	28,000			19,110C		
		2022	0	18,200	18,200			18,200S		

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Reproduction/Replacement Cost = 62,370 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 56,133			
* Sprinkler Info * Area: Type: Average		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:							
HIGGINS & HOUGHTON LAKE STORAGE LLC 13470 LAKESHORE DR FENTON MI 48430		2025 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table .				
Tax Description		Public Improvements		* Factors *				Value	
UNIT 53 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		Dirt Road		Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
Comments/Influences		Gravel Road		0.00 Total Acres				Total Est. Land Value =	0
		Paved Road							
		Storm Sewer							
		Sidewalk							
		Water							
		Sewer							
		Electric							
		Gas							
		Curb							
		Street Lights							
		Standard Utilities							
		Underground Utils.							
		Topography of Site							
		Level							
		Rolling							
		Low							
		High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value	
		2025	Tentative	Tentative	Tentative			Tentative	
		TW	06/23/2022	INSPECTED	0	22,200	22,200	13,186C	
					0	28,000	28,000	12,559C	
					0	18,200	18,200	11,961C	

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

Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
		* Sprinkler Info * Area: Type: Average		Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0			
				Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0			
				ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 42,324 Replacement Cost/Floor Area= 62.37 Est. TCV/Floor Area= 42.32			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets: Fixtures:			
X Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Few Average
(3) Frame:		Total Fixtures		Urinals		Many Average	
		3-Piece Baths		Wash Bowls		Many Average	
		2-Piece Baths		Water Heaters		Unfinished Typical	
		Shower Stalls		Wash Fountains		Flex Conduit	
		Toilets		Water Softeners		Rigid Conduit	
(4) Floor Structure:						Armored Cable	
		(9) Sprinklers:				Non-Metalic	
						Bus Duct	
(5) Floor Cover:						Incandescent	
		(10) Heating and Cooling:				Fluorescent	
		Gas		Coal		Mercury	
		Oil		Stoker		Sodium Vapor	
(6) Ceiling:						Transformer	
						(13) Roof Structure: Slope=0	
						(14) Roof Cover:	
						(40) Exterior Wall:	
						Thickness Bsmnt Insul.	

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

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIGGINS & HOUGHTON LAKE ST	STEHLIK BRIAN J & CONNIE S	46,900	06/16/2022	WD	03-ARM'S LENGTH	1181-1334	PROPERTY TRANSFER	100.0

Property Address	Class: RESIDENTIAL BUILDING	Zoning:	Building Permit(s)	Date	Number	Status
	School: HOUGHTON LAKE COMM SCHOOLS					
	P.R.E. 0%					
Owner's Name/Address	MILFOIL SP ASMT:					
STEHLIK BRIAN J & CONNIE S 695 W WALLACE ST ASHLEY MI 48806	2025 Est TCV Tentative					

Tax Description	X	Improved	Vacant	Land Value Estimates for Land Table .						Value
				Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	
UNIT 54 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS						0.00	Total Acres	Total Est. Land Value =	0	

Comments/Influences	Public Improvements	* Factors *						
		Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value
	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
			2025	Tentative	Tentative	Tentative			Tentative
TW	06/23/2022	INSPECTED	2024	0	22,200	22,200			22,200S
			2023	0	28,000	28,000			28,000S
			2022	0	18,200	18,200			11,961C

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>>			
Class: D,Pole Floor Area: 1,000 Gross Bldg Area: 1,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght				Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0			
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		Construction Cost High Above Ave. Ave. X Low		Base Rate for Upper Floors = 62.37			
2017 Year Built Remodeled		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1000 Ave. Perimeter Has Elevators:		Adjusted Square Foot Cost for Upper Floors = 62.37			
Overall Bldg Height		*** Basement Info *** Area: Perimeter: Type: Heat: Hot Water, Radiant Floor		Total Floor Area: 1,000 Base Cost New of Upper Floors = 62,370			
Comments:		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:		Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses			
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:			
(2) Foundation:		(8) Plumbing:		(39) Miscellaneous:			
X Poured Conc. Brick/Stone Block		Many Above Ave. Average Typical Few None		Outlets: Fixtures:			
(3) Frame:		Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets		Few Average Many Unfinished Typical Few Average Many Unfinished Typical			
(4) Floor Structure:		Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct Incandescent Fluorescent Mercury Sodium Vapor Transformer			
(5) Floor Cover:		(9) Sprinklers:		(40) Exterior Wall:			
(6) Ceiling:		(10) Heating and Cooling:		Thickness Bsmnt Insul.			
		Gas Oil Coal Stoker Hand Fired Boiler		(13) Roof Structure: Slope=0			
				(14) Roof Cover:			

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.	
HIGGINS & HOUGHTON LAKE ST	BRADY DARRIN & JENNA	38,900	05/17/2021	LC	03-ARM'S LENGTH	1176-2300	PROPERTY TRANSFER	100.0	
Property Address		Class: RESIDENTIAL BUILDI		Zoning:	Building Permit(s)	Date	Number	Status	
		School: HOUGHTON LAKE COMM SCHOOLS							
		P.R.E. 0%							
Owner's Name/Address		MILFOIL SP ASMT:							
BRADY DARRIN & JENNA 676 N FAIRGROUNDS LN IMLAY CITY MI 48444		2025 Est TCV Tentative							
		X	Improved	Vacant	Land Value Estimates for Land Table .				
		Public Improvements		* Factors *					
				Description	Frontage	Depth	Front Depth	Rate %Adj. Reason	Value
				0.00 Total Acres				Total Est. Land Value =	0
Tax Description		Dirt Road							
UNIT 55 HIGGINS LAKE AND HOUGHTON LAKE STORAGE CONDOMINIUMS		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	
		2025	Tentative	Tentative	Tentative			Tentative	
The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Markey, County of Roscommon, Michigan		TW	06/23/2022	INSPECTED	0	23,800	23,800	21,498C	
					0	30,000	30,000	20,475C	
					0	19,500	19,500	19,500S	

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Desc. of Bldg/Section: Calculator Occupancy: Warehouses - Storage				<<<<<< Calculator Cost Computations >>>>>> Class: D,Pole Quality: Average Stories: 1 Story Height: 16 Perimeter: 0												
Class: D,Pole Floor Area: 1,100 Gross Bldg Area: 1,100 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost High Above Ave. Ave. X Low				Base Rate for Upper Floors = 60.84 Adjusted Square Foot Cost for Upper Floors = 60.84 Total Floor Area: 1,100 Base Cost New of Upper Floors = 66,924 Reproduction/Replacement Cost = 66,924 Total Depreciated Cost = 60,232										
Depr. Table : 2.5% Effective Age : 4 Physical %Good: 90 Func. %Good : 100 Economic %Good: 100		** ** Calculator Cost Data ** ** Quality: Average Heat#1: No Heating or Cooling 0% Heat#2: No Heating or Cooling 0% Ave. SqFt/Story: 1100 Ave. Perimeter Has Elevators:				Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 60,232										
2017 Year Built Remodeled		Area: Perimeter: Type: Heat: Hot Water, Radiant Floor				<<<<<< Segregated Cost Computations >>>>>> Costs taken from Segregated Cost Section 4: Garages, Industrials, Warehouses Item Description Cost # or Height Storys Col. Rate SqFt Adj. Adj. Cost Total Cost New = 0 Architectural Multiplier: 0.00 Reproduction/Replacement Cost = 0 Total Depreciated Cost = 0										
Overall Bldg Height		* Mezzanine Info * Area #1: Type #1: Area #2: Type #2:				Eff.Age:4 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 90 /100/100/100/90.0 Total Depreciated Cost = 0										
Comments:		* Sprinkler Info * Area: Type: Average				ECF (RURAL RESIDENTIAL & AG) 0.754 => TCV of Bldg: 1 = 45,415 Replacement Cost/Floor Area= 60.84 Est. TCV/Floor Area= 41.29										
(1) Excavation/Site Prep:				(7) Interior:				(11) Electric and Lighting:				(39) Miscellaneous:				
(2) Foundation:		Footings		(8) Plumbing:				Outlets:				Fixtures:				
X	Poured Conc.	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	Few Average	Many Unfinished	Typical Typical	Few Average	Many Unfinished	Typical Typical	(40) Exterior Wall:			
(3) Frame:				Total Fixtures		Urinals		Flex Conduit		Incandescent		Thickness Bsmnt Insul.				
(4) Floor Structure:				3-Piece Baths		Wash Bowls		Rigid Conduit		Fluorescent						(13) Roof Structure: Slope=0
(5) Floor Cover:				2-Piece Baths		Water Heaters		Armored Cable		Mercury		(14) Roof Cover:				
(6) Ceiling:				Shower Stalls		Wash Fountains		Non-Metalic		Sodium Vapor						(9) Sprinklers:
				Toilets		Water Softeners		Bus Duct		Transformer		(10) Heating and Cooling:				
																Gas Coal Hand Fired
												Oil Stoker Boiler				

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