(AKA PRCL #5 BELL LAKE UNR):
COMM SW COR OF SE1/4, RUN N 10 F
64.75 FT TO N R/W OF RD, E ALONG

TIMM THOMAS E/TIMM LINDA S
1609 S 15TH STREET
NILES, MI 49120

2026

23-3S-15-00187-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

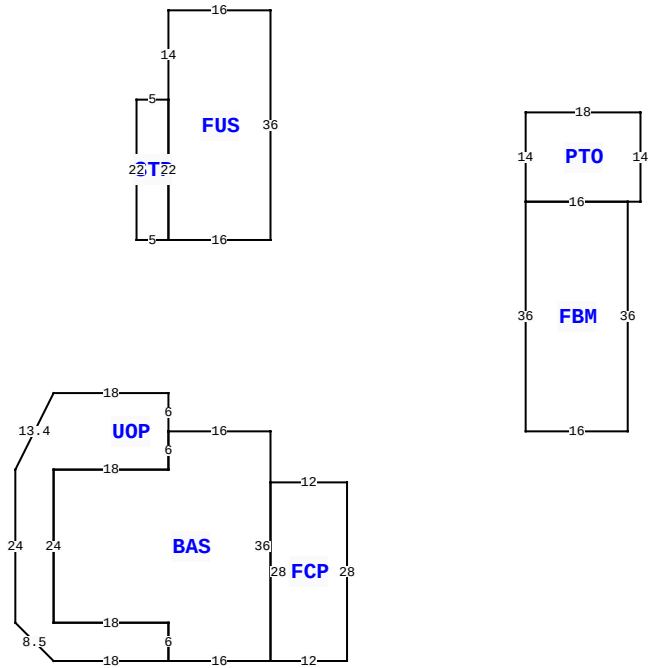
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	23315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	82,811
FBM	576	80		461	37,873
FCP	336	25		84	6,901
FUS	576	100		576	47,321
PTO	252	5		13	1,068
STP	110	10		11	904
UOP	522	20		104	8,544
TOTALS	3,380			2,257	185,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,257	112.8498	126.39	285,262	1989	1997	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2160 HX Base Yr



556 NW BELL LAKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/06/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	185,420
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	219,420
SOH/AGL Deduction	0
ASSESSED VALUE	219,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,420
TOTAL JUST VALUE	219,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,986

LAND:1:1: 2.85 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048471	Electrical Servic	0	10/23/2023
10896	SFR	205	03/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S6 W18 S24 E18 S6 E16 N36 $
FUS=[ORIG=0,-30] N36 W16 S14 S22 E16 $
FBM=[ORIG=40,0] E16 N36 W16 S36 $
UOP=[ORIG=-16,0] N6 W18 D12L6 S24 D6R6 E18 N6 W18 N24 E18 N6 $
FCP=[ORIG=0,36] E12 N28 W12 S28 $
PTO=[ORIG=56,-36] E2 N14 W18 S14 E16 $
STP=[ORIG=-16,-52] W5 S22 E5 N22 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0133	C	SFR LAKE	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.00	17,000.00	34,000.00	34,000							

REVIEW DATE 07/15/2024 BY tommy Total Acres: 2.84 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/18/2025 BY SYS