

LOTS 1-11 & LOT 14, FORT WHITE A
BEG AT SW COR OF SEC, RUN N 369.
OF WILSON SPRINGS RD, NE ALONG R

SPRINGS RETREAT, LLC
51435 FORSYTHIA ST
SHELBY TOWNSHIP, MI 48316

2026

33-6S-16-04049-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	51,638
UOP	80	25		20	1,229
TOTALS	920			860	52,867

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0200	C	MBL HM	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00
2	5600	A	TIMBER 3	0					11.00	AC		1.00	1.00	1.00
3	9910	M	MKT.VAL.AG	0					11.00	AC		1.00	1.00	1.00

REVIEW DATE 05/12/2023 BY SPF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	860	118.9000	111.77	96,122	1999	1999		0	0	45.00	55.00	
1 MANUF 1 0% - 2023 Heated Area: 840 HX Base Yr													
14 60 30 10 8 10 14 BAS UOP													

223 SW SEAGROVE CT, FORT WHITE				BLO DATE						LOL DATE		04/08/2025	MLU
				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00		7,000.00	7,000.00	100			3	100	7,000				