LOT 41 BICENTENNIAL ACRES UNIT 2
488-763, 635-258, QC 1063-577, W

SCHNEIDER ROBERT/SCHNEIDER DIANE
4636 LARKS LAKE RD
PELLSTON, MI 49769

2026

11-7S-17-09983-036

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11717.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	74,300
SOH/AGL Deduction	26,710
ASSESSED VALUE	47,590
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,590
TOTAL JUST VALUE	74,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27643	TR/TRAILER	189	02/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/0577	10/02/2005	QC	Q	V	01	100

GRANTOR: DEBRA JEAN CRAWFORD

GRANTEE: JAMES R CRAWFORD

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
1	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9901	C	AC/XFOB	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 12/06/2017 BY DF Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/23/2026 BY SYS