

COMM NW COR OF SEC, RUN S ALONG
TO S R/W SR-252 FOR POB, RUN E 2
W 210 FT, N 210 FT TO POB.

MONPAR INVESTMENT CORP
2724 N KERBY RD
OWOSSO, MI 48867

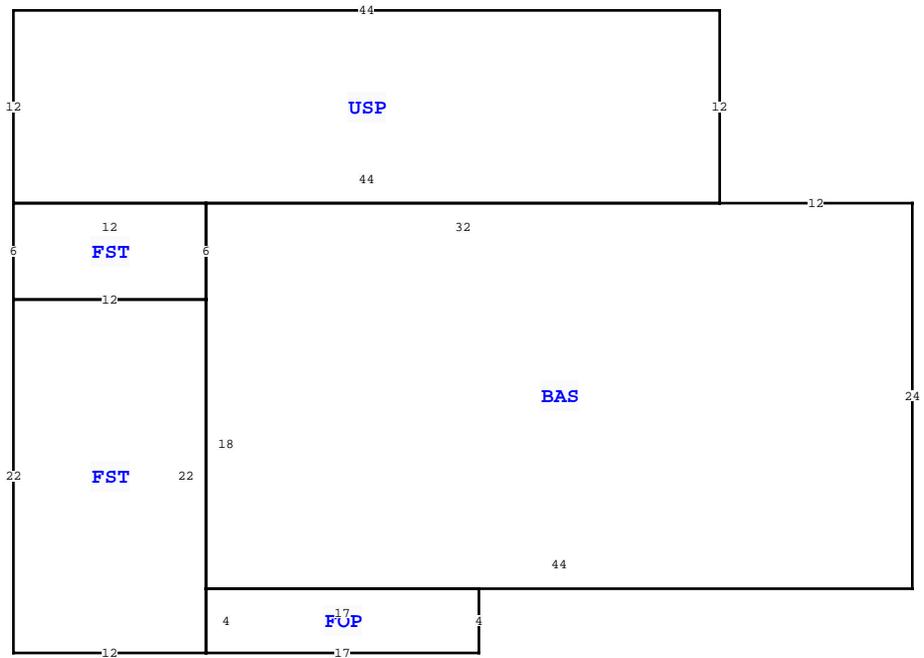
2026

12-4S-15-00349-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	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	12415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
FOP	68	30	
FST	72	55	
FST	264	55	
USP	528	35	
TOTALS	1,988		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,446	124.2000	141.59	204,739	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1056 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	133,080			
TOTAL MARKET OB/XF VALUE	820			
TOTAL LAND VALUE - MARKET	20,000			
TOTAL MARKET VALUE	153,900			
SOH/AGL Deduction	0			
ASSESSED VALUE	153,900			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	153,900			
TOTAL JUST VALUE	153,900			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	149,560			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/946	9/27/2022	WD	U	I	18	112,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: MONPAR INVESTMENT C						
1460/363	2/15/2022	QC	U	I	11	143
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: US BANK NATIONAL AS						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF														820
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									
			04/16/2026	MLU										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 USP= N12 W44 S12 E44\$ W32 FST= W12 S6 E12 N6\$S6 FST= W12 S22 E12 N22\$ S18FOP= S4 E17 N4 W17\$ E44 N24\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							