

THE N 744.50 FT OF THE S 1921.04  
601.67 FT OF THE E1/2 OF THE SW  
B).

FRAZEE GEORGE T/PHILIPPS JAIME L  
281 7 MILE RD NW  
COMSTOCK PARK, MI 49321

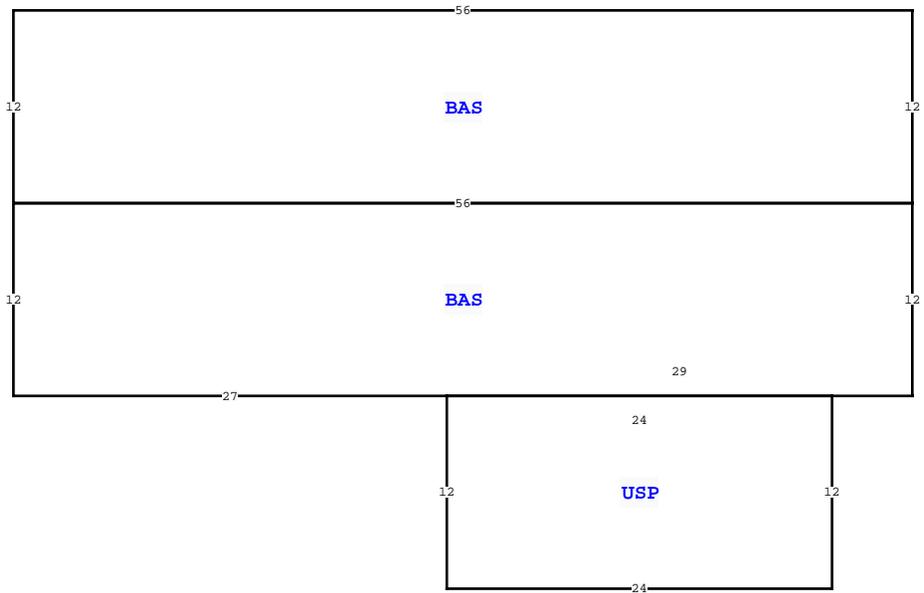
2026

18-2S-16-01642-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	06	ASB SHINGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM			03
NEIGHBORHOOD/LOC	18216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
BAS	672	100	
USP	288	35	
TOTALS	1,632		1,445 21,409

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,445	61.7400	37.04	53,523	1973	1973	0	0	60.00	40.00
2 MOBILE HME 0% - 2014 Heated Area: 1344 HX Base Yr 2014											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,675
TOTAL MARKET OB/XF VALUE			13,200
TOTAL LAND VALUE - MARKET			80,640
TOTAL MARKET VALUE			249,515
SOH/AGL Deduction			116,832
ASSESSED VALUE			132,683
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			81,272
TOTAL JUST VALUE			249,515
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			233,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055365	Roof Replacement	15,600	03/27/2026
40313	ELECTRICAL	0	08/07/2020
25623	M H	275	03/15/2007
13610	M H	125	02/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/47	2/27/2026	WD	U	I	12	145,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: FRAZEE GEORGE T						
1559/772	1/14/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	10	15	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100

TOTAL OB/XF												13,200												
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		00	0.00	0.00	9.28	AC		1.00	1.00	1.00	8,000.00	8,000.00	74,240							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.80	8,000.00	6,400.00	6,400							

BUILDING NOTES											
BLDG:1:1: ALLA MH											

BUILDING DIMENSIONS											
BAS= N12 W56 S12 E56\$ BAS= W56 S12 E27 USP= S12 E24 N12 W24\$ E29 N12\$.											

