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
750 GAISER RD
OWOSSO MI, MI 48867

2027

18-2S-16-01642-003

BUILDING CHARACTERISTICS

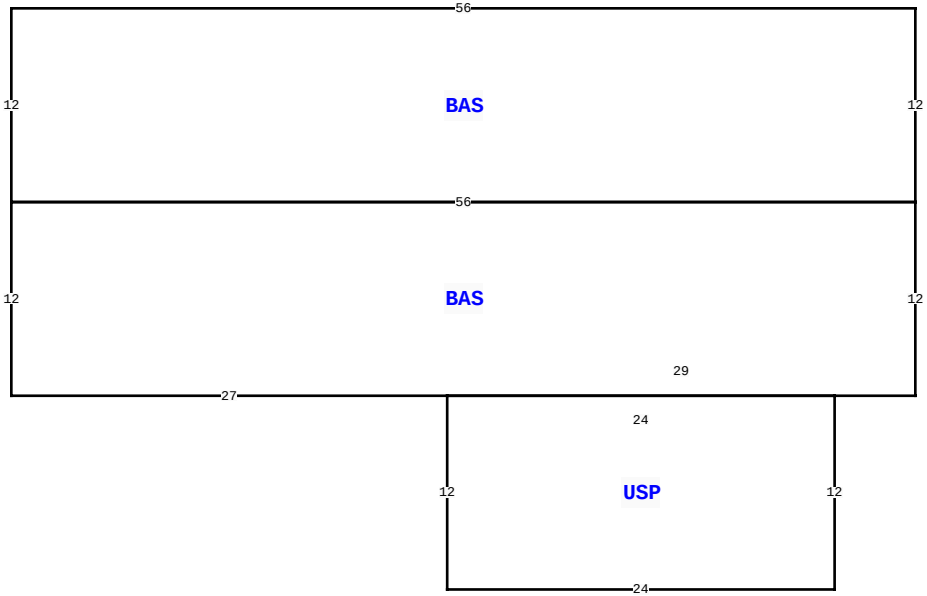
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	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		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,978
BAS	672	100		672	4,978
USP	288	35		101	748
TOTALS	1,632			1,445	10,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,445	61.7400	37.04	53,523	1973	1973	0	0	20	60.00	20.00

2 MOBILE HME 0% - 2014 Heated Area: 1344 HX Base Yr 2014



273 NW SLEEPY CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	100	10	15	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,643
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		80,640
TOTAL MARKET VALUE		156,483
SOH/AGL Deduction		21,356
ASSESSED VALUE		135,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		83,716
TOTAL JUST VALUE		156,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,515

BLDG:1:1: ALLA MH

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	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							

REVIEW DATE 06/25/2026 BY TP Total Acres: 10.28 Total Land Value: 80,640 Market: 0 Agricultural: 0 Common: 80,640 PRINTED 11/17/2026 BY SYS

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

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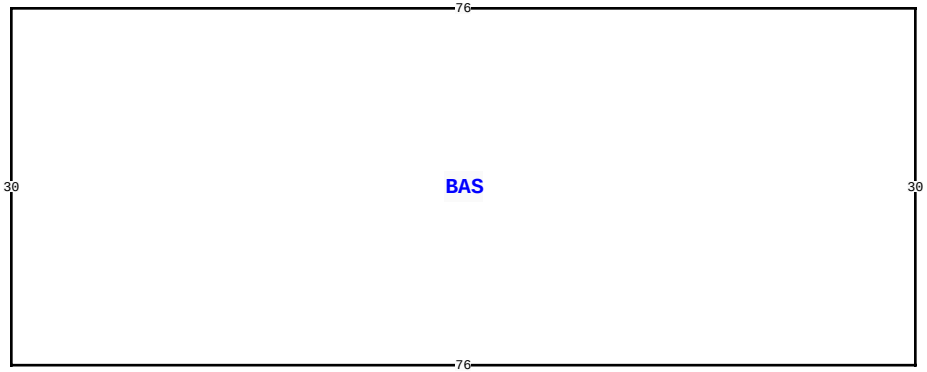
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	51,939
TOTALS	2,280			2,280	51,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	2,280	113.9000	91.12	207,754	2006	2006	0	0	30	45.00	25.00

4 MANUF 1 100% - 2014 Heated Area: 2280 HX Base Yr 2014



273 NW SLEEPY CT, WHITE SPRINGS

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: FRAZEE GEORGE T						
1559/772	1/14/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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