COMM NE COR OF NE1/4 OF SE1/4, R
15 FT FOR POB, CONT W 1192.89 FT
FT, SE 396.47 FT, S 400.61 FT, N

CP LAKE CITY LLC
2207 ORCHARD LAKE RD
SYLVAN LAKE, MI 48320

2027

36-3S-16-02590-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00	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

1705 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,797,420
TOTAL MARKET VALUE	1,797,420
SOH/AGL Deduction	53,565
ASSESSED VALUE	1,743,855
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,743,855
TOTAL JUST VALUE	1,797,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,797,420

LAND:2:1: .52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054609	Co-Location or Ex	20,000	12/02/2025
000053065	Co-Location or Ex	30,000	05/09/2025
000051894	Communications To	75,000	12/19/2024
000044663	Communications To	17,000	06/10/2022
000043652	Communications To	14,000	02/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/223	8/07/2023	WD	Q	I	01	1,740,000
GRANTOR: NOBLE RED, LLC						
GRANTEE: CP LAKE CITY LLC						
1493/1147	6/13/2023	WD	U	I	30	680,000
GRANTOR: GLOBAL SIGNAL ACQUISI						
GRANTEE: NOBLE RED, LLC						

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

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
1	1000	C	VACANT COMME	0		CI	150.00	150.00	0.52	AC		1.00	1.00	1.00	150,000.00	150,000.00	78,000							
2	9105	C	TOWER SITE	0		CI	0.00	0.00	43,560.00	SF		1.00	1.00	0.50	1.50	0.75	32,670							
3	9900	C	AC NON-AG	0		CI	0.00	0.00	17.30	AC		1.00	1.00	0.65	150,000.00	97,500.00	1,686,750							

REVIEW DATE 05/13/2026 BY MLU Total Acres: 18.82 Total Land Value: 1,797,420 Market: 0 Agricultural: 0 Common: 1,797,420 PRINTED 11/16/2026 BY SYS