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

2026

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					

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

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	212,097
ASSESSED VALUE	1,585,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,585,323
TOTAL JUST VALUE	1,797,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,441,203

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

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 06/19/2026 BY SYS