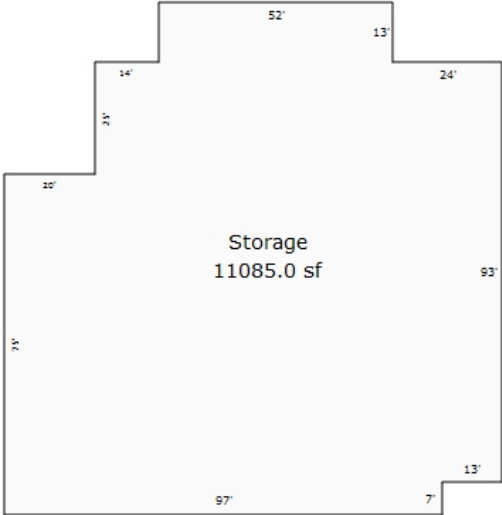


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
WALKER, ROGER	CRONKHITE, SAMUEL	200,000	09/13/2011	QC	31-SPLIT IMPROVED	642/1432	DEED	100.0									
WESTERN CONCRETE PRODUCTS	WALKER, ROGER	337,000	07/22/2002	WD	08-ESTATE	389:887	DEED	0.0									
Property Address		Class: INDUSTRIAL-IMPROVE		Zoning:		Building Permit(s)		Date	Number	Status							
3765 S 41 RD		School: CADILLAC AREA PUBLIC SCHOOLS		DEMOLISH		04/19/2007		13496	COMPLETE								
Owner's Name/Address		P.R.E. 0%		BUSINESS:		2024 Est TCV 250,122 TCV/TFA: 22.56											
CRONKHITE, SAMUEL 3765 S 41 RD CADILLAC MI 49601		X Improved		Vacant		Land Value Estimates for Land Table IND.INDUSTRIAL PROPERTY											
Tax Description		Public Improvements		* Factors *													
W 355 FT OF S 294.4 FT OF N 1/2 OF SW 1/4 2.4 A. M/L HAR. SEC. 21 T22N R9W -CAPS- SPLIT ON 10/05/2011 FROM 2209-21-3202; Comments/Influences		Dirt Road		Description		Frontage		Depth		Front Depth		Rate %Adj. Reason		Value			
		Gravel Road		INDUSTRIAL		.574 SF		103,485.000		Sq Ft		0.57 100		59,137			
		Paved Road						2.38		Total Acres		Total Est. Land Value =		59,137			
		Storm Sewer															
		Sidewalk															
		Water Sewer															
		Electric															
		Gas															
		Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year		Land Value		Building Value		Assessed Value		Board of Review		Tribunal/Other		Taxable Value			
		Who		When		What		2024		29,600		95,500		125,100		123,262C	
		GLA 08/24/2013		INSPECTED				2023		28,500		103,800		132,300		117,393C	
								2022		30,000		92,200		122,200		111,803C	
								2021		25,900		102,700		128,600		108,232C	
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: Calculator Occupancy: Industrial - Light Manufacturing				<<<<< Calculator Cost Computations >>>>>				
Class: C Floor Area: 11,085 Gross Bldg Area: 11,085 Stories Above Grd: 1 Average Sty Hght : 14 Bsmnt Wall Hght : 18				Class: C    Quality: Average Stories: 1    Story Height: 14    Perimeter: 433 Overall Building Height: 18				
				Base Rate for Upper Floors = 66.87  Adjusted Square Foot Cost for Upper Floors = 66.87				
Depr. Table : 2.5% Effective Age : 39 Physical %Good: 37 Func. %Good : 100 Economic %Good: 100				Total Floor Area: 11,085    Base Cost New of Upper Floors = 741,254  Reproduction/Replacement Cost = 741,254 Eff.Age:39    Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 37 /100/100/100/37.0 Total Depreciated Cost = 274,264				
				Unit in Place Items    Rate    Quantity    Arch    %Good    Depr.Cost				
Year Built Remodeled  18 Overall Bldg Height				/CI16/SUBDC/RESSI/STRI/PAVCSFA    4.19    448    1.00    64    1,201 /CI16/SUBDC/RESSI/STRI/PAVACSL    1.97    42400    1.00    39    32,576				
				ECF (INDUSTRIAL PROPERTY)    0.620 => TCV of Bldg: 1 = 190,985 Replacement Cost/Floor Area= 74.57    Est. TCV/Floor Area= 17.23				
Comments:				*** Basement Info ***  Area: Perimeter: Type: Heat: Hot Water, Radiant Floor  * Mezzanine Info *  Area #1: Type #1: Area #2: Type #2:  * Sprinkler Info *  Area: Type: Average				
				(1) Excavation/Site Prep:    (7) Interior:    (11) Electric and Lighting:    (39) Miscellaneous:				
(2) Foundation:    Footings X Poured Conc.    Brick/Stone    Block				(8) Plumbing:    Outlets:    Fixtures:				
				Many Above Ave.    Average Typical    Few None    Few Average    Few Average				
(3) Frame:				Total Fixtures    Urinals 3-Piece Baths    Wash Bowls 2-Piece Baths    Water Heaters Shower Stalls    Wash Fountains Toilets    Water Softeners				
				Flex Conduit    Incandescent Rigid Conduit    Fluorescent Armored Cable    Mercury Non-Metalic    Sodium Vapor Bus Duct    Transformer				
(4) Floor Structure:				(40) Exterior Wall: Thickness    Bsmnt Insul.				
				(9) Sprinklers:    (13) Roof Structure:    Slope=0				
(5) Floor Cover:				(10) Heating and Cooling:				
				Gas Oil    Coal Stoker    Hand Fired Boiler				
(6) Ceiling:				(14) Roof Cover:				
				*** Information herein deemed reliable but not guaranteed***				

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160 x 265 asphalt parking lot  
25% good

Sketch by Apex Sketch

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Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER, ROGER & LINDA	CRONKHITE, SAMUEL	0	07/31/2013	MLC	03-ARM'S LENGTH	661/879	DEED	100.0
WALKER, ROGER	CRONKHITE, SAMUEL	0	09/13/2011	QC	31-SPLIT IMPROVED	642/1432	DEED	0.0
WESTERN CONCRETE PRODUCTS	WALKER, ROGER	337,000	07/22/2002	WD	08-ESTATE	389:887	DEED	0.0

Property Address	Class: INDUSTRIAL-VACANT	Zoning:	Building Permit(s)	Date	Number	Status				
3765 S 41 RD	School: CADILLAC AREA PUBLIC SCHOOLS									
	P.R.E. 0%									
Owner's Name/Address	BUSINESS:									
CRONKHITE, SAMUEL 3765 S 41 RD CADILLAC MI 49601	2024 Est TCV 143,870									
	Improved	X	Vacant	Land Value Estimates for Land Table IND.INDUSTRIAL PROPERTY						
	Public Improvements			* Factors *						
	Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason Value				
	Dirt Road	150.00	350.00	1.0000	0.0000	0 100* 0				
	Gravel Road	594.00	160.00	1.0000	0.0000	0 100* 0				
	Paved Road	INDUSTRIAL .574 SF		252,403.000 Sq Ft		0.57 100 143,870				
	Storm Sewer	* denotes lines that do not contribute to the total acreage calculation.								
	Sidewalk	744 Actual Front Feet, 5.79 Total Acres				Total Est. Land Value = 143,870				
	Water									
	Sewer									
	Electric									
	Gas									
	Curb									
	Street Lights									
	Standard Utilities									
	Underground Utils.									
	Topography of Site									
	X Level									
	Rolling									
	Low									
	High									
	Landscaped									
	Swamp									
	Wooded									
	Pond									
	Waterfront									
	Ravine									
	Wetland									
	Flood Plain									
	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
	Who	When	What	2024	71,900	0	71,900			50,148C
	GLA 07/30/2019 INSPECTED			2023	69,300	0	69,300			47,760C
				2022	73,200	0	73,200			45,486C
				2021	63,100	0	63,100			44,033C

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