

POSTHUMUS DAVID J & KELLY AUDREY M TRUST/KELLY AUD
PO BOX 53
MULLETT LAKE, MI 49761

00-00-31-127P-0001-0050

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structure

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

11

CLAY TILE 70

Interior Floor

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

1. 100

Units

0

100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1031.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,898

100

2018

1,898

489,267

FGR

529

55

2018

291

75,014

FOP

111

30

2018

33

8,507

FOP

254

30

2018

76

19,592

STP

33

10

2018

3

773

STP

36

10

2018

4

1,032

TOTALS

2,861

2,305

594,184

EXTRA FEATURES

L N

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

0825

BRICK

0

0

0

0

84.00

SF

12.50

12.50

100

2018

2018

3

99

1,040

2

0855

CONC PAVER

0

0

0

0

300.00

SF

7.00

7.00

100

2018

2018

3

97

2,037

3

0855

CONC PAVER

0

0

0

0

78.00

SF

7.00

7.00

100

2018

2018

3

97

530

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

R-2

0.00

0.00

45.00

FF

1.00

1.00

1.00

3,500.00

3,500.00

157,500

REVIEW DATE

03/21/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

157,500

Market:

0

Agricultural:

0

Common:

157,500

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0500

11

2,305

167.3360

264.39

609,419

2018

2018

0

0

0

2.50

97.50

HEATED AREA: 1898

HX Base Yr

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

594,184

TOTAL MARKET OB/XF VALUE

3,607

TOTAL LAND VALUE - MARKET

157,500

TOTAL MARKET VALUE

755,291

SOH/AGL Deduction

0

ASSESSED VALUE

755,291

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

755,291

TOTAL JUST VALUE

755,291

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

671,799

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2697/588

3/01/2024

WD

Q

I

01

935,000

GRANTOR: CARROLL NOEL J

GRANTEE: POSTHUMUS DAVID J &

2314/0109

10/21/2019

QC

U

I

11

100

GRANTOR: CARROLL NOEL J & BERN

GRANTEE: CARROLL NOEL J

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=2018] W12 FGR=[YR=2018] N17 W23 S23 E2 BAS=[YR=2018] S21 W2 S7 E2 S11 W2 S20 E3 FOP=[YR=2018] S8 E9 S2 STP=[YR=2018] S3 E11 N3 W11\$ E11N2 E10 N8 W11 S1 W8 N1 W11\$ E11 S1 E8 N1 E13 N20 W6 N6 E6 N28 FOP=[YR=2018] N8 W12 S3 W3 S5 E15\$ W15 N5 W18\$ E21 N6\$ S3 E12 N3\$.