Parcel Number: 030-0-015-200-005-02 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON DAVID & DONNA	ROBINSON DAVID & DONNA	1	11/09/2006	QC	33-TO BE DETERMINED	501/421	OTHER	

Property Address
CARRINGTON STREET

Owner's Name/Address
ROBINSON DAVID & DONNA
426 CARRINGTON ST
OMER, MI 48749-9757

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 E 1/2 OF NE 1/4 OF NW 1/4 LYING S & W OF RIFLE RIVER EXC THE E 220 FT THEREOF, WITH 60 FT EASEMENT OVER & ACROSS THE W 66 FT OF E 286 FT OF N 412.5 FT OF SE 1/4 OF NW 1/4 OF SEC SPLIT FROM 030-0-015-200-005-00(98)
Split on 07/03/2025 with 030-0-015-200-005-03 into 030-0-015-200-005-04, 030-0-015-200-005-05, 030-0-015-200-005-06;
Split on 11/11/2025 with 030-0-015-200-005-02, 030-0-015-200-005-03 into 030-0-015-200-005-07;

Split on 1/26/2026 with 030-0-015-200-005-02, 030-0-015-200-005-03 into 030-0-015-200-005-07;

Split on 1/26/2026 with 030-0-015-200-005

Comments/Influences

Split/Comb. on 11/12/2025 completed 11/12/2025 ASSESSOR ;
Parent Parcel(s): 030-0-015-200-005-02, 030-0-015-200-005-03;
Child Parcel(s): 030-0-015-200-005-04, 030-0-015-200-005-05, 030-0-015-200-005-06;

Class: RETIRED SPLIT/COM Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 50,204

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	500.00	120.00	1.0000	0.9535	60	100		28,604
RATE TABLE 5 9 AND UP			9.00 Acres		2,400	100		21,60
500 Actual Front Feet, 9.00 Total Acres					Total Est. Land Value =			50,204

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	0	0			0
2025	25,100	0	25,100			7,419C
2024	26,800	0	26,800			7,196C
2023	26,800	0	26,800			6,854C

Parcel Number: 030-0-015-200-005-03 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON DAVID & DONNA	ROBINSON DAVIS & DONNA	1	11/09/2006	QC	33-TO BE DETERMINED	501/419	OTHER	

Property Address

426 CARRINGTON STREET

Owner's Name/Address

ROBINSON DAVID & DONNA
426 CARRINGTON ST
OMER, MI 48749-9757

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 THE E 10 ACRES OF N 1/2 12 1/2 ACRES OF THE SE 1/4 OF NW 1/4 OF SEC 15 EXC THE E 220 FT THEREOF AND EXC A PAR BEG AT SW COR THEREOF TH E 100 FT TH N 200 FT TH W 100 TH S 200 FT TO POB SUBJECT TO EASEMENT OVER & ACROSS THE E 66 FT THEREOF SPLIT FROM 030-0-015-200-005-00(98)
Split on 07/03/2025 with 030-0-015-200-005-02 into 030-0-015-200-005-04, 030-0-015-200-005-05, 030-0-015-200-005-06;
Split on 11/11/2025 with 030-0-015-200-005-02, 030-0-015-200-005-03 into 030-0-015-200-005-07;

Split on 1/26/2026 with 030-0-015-200-005-02, 030-0-015-200-005-03 into 030-0-015-200-005-07;

Comments/Influences

Class: RETIRED SPLIT/COM Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / /

MAP #:

2026 Est TCV 198,564 TCV/TFA: 80.91

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FRONTAGE	21000.00	0.00	1.0000	1.0000	0	100		00
RATE TABLE 5 9 AND UP			9.00 Acres		2,400	100		21,60
RATE TABLE 5 HOMESTEAD 1-5			1.00 Acres		2,400	100		2,40
1000 Actual Front Feet, 10.00 Total Acres							Total Est. Land Value =	24,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame/Concrete	30.54	264	39	3,145
Total Estimated Land Improvements True Cash Value =				3,145

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	0	0			0
2025	12,000	76,400	88,400			57,749C
2024	16,500	77,900	94,400			56,013C
2023	16,500	67,700	84,200			53,346C

Parcel Number: 030-0-015-200-005-03

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 975 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 2454
Total Base New: 313,721 E.C.F.
Total Depr Cost: 237,440 X 0.629
Estimated T.C.V.: 149,350

(16) Porches/Decks	
Area	Type
253	WCP (1 Story)
253	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1471 SF Floor Area = 2454 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	975			
2 Story	Siding	Bi-Lev. 60%	496			
			Total:	293,232	219,922	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	3,517	
Public Water			1	1,465	1,099	
Deck						
Treated Wood			253	4,653	4,188	*90%
Porches						
WCP (1 Story)			253	9,682	8,714	*90%
			Totals:	313,721	237,440	

Notes: 0

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 149,350

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Utility Lean-Tos	Utility Lean-Tos	Farm Utility Buildings
Year Built				
Class/Construction	D,Pole	D,Frame	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Average
# of Walls, Perimeter	4 Wall, 126	4 Wall, 126	No-Wall, 110	4 Wall, 116
Height	14	9	9	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	23 X 40 = 920	23 X 40 = 920	15 X 40 = 600	40 X 18 = 720
Cost New	$10,534	$8,132	$1,968	$13,457
Combined % Good	60/100/100/100 60.0	60/100/100/100 60.0	60/100/100/100 60.0	72/100/100/100 72.0
Depreciated Cost	$6,320	$4,879	$1,181	$9,689
+ Unit-In-Place Items	$0	$0	$0	$0
Description, Size X Rate X % Good = Cost				
E.C.F.	X 1.000	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$6,320	$4,879	$1,181	$9,689
Comments				

Total Estimated True Cash Value of Agricultural Improvements / This Card: 22,069 / All Cards: 22,069

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-900-018-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

RIFLE RIVER BED & BREAKFAST
PO BOX 238
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

01 PERSONAL PROPERTY RIFLE RIVER BED & BREA 02 KFAST

Comments/Influences

Class: REFERENCE PERSONA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 00 TCV= 00 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-005-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BRITT ROBERT AND CAROL	ARENAC COUNTY HISTORICAL	85,000	06/01/2005	LC	03-ARM'S LENGTH	463/500	OTHER	100
BRITT, ROBERT & CAROL	BRITT ROBERT & CAROL	40,000	07/03/1997	WD	03-ARM'S LENGTH	274/611	OTHER	
MASONIC HALL	BRITT ROBERT AND CAROL	40,000	03/07/1997	WD	03-ARM'S LENGTH	274/611	OTHER	

Property Address

Owner's Name/Address

ARENAC COUNTY HISTORICAL SOCIETY
PHYLLIS KLENDER
PO BOX 272
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 6-7-8 BLK 5 VIL OF OMAR MAP

Comments/Influences

OLD MASONIC TEMPLE, BATHROOMS, KITCHEN, IN THE PROCESS OF BEING RESTORED FOR FUTURE PLANS

Class: AGRICULTURAL-IMPR Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 61,315 TCV/TFA: 38.71

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
KD	07/10/1998	DATA ENTER

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FRONTAGE 1	132.00	198.00	1.0000	1.0000	0	100		00
132 Actual Front Feet, 0.60 Total Acres					Total Est. Land Value =			00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Desc. of Bldg/Section OLD MASONIC TEMPLE
Calculator Occupancy Fraternal Buildings

Class: D
Floor Area: 1,584
Gross Bldg Area: 1,584
Stories Above Grd: 2
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 31
Physical %Good : 46
Func. %Good : 50
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: Forced Air Furnace 0%
Heat#2: Zoned A.C. Warm & Cooled Air 0%
Ave. SqFt/Story: 792
Ave. Perimeter: 198
Has Elevators: False

*** 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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: OLD MASONIC TEMPLE

Costs are taken from the Fraternal Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 2 Story Height: 10 Perimeter: 198

Base Rate for Upper Floors = 168.30

Adjusted Square Foot Cost for Upper Floors = 168.30

Total Floor Area: 1,584 Base Cost New of Upper Floors = 266,587

Reproduction/Replacement Cost = 266,587
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/50 /100/23.0
Total Depreciated Cost = 61,315

ECF (CITY,CO,ST & EXEMPT) 1.000 => TCV of Bldg: 1 = 61,315
Replacement Cost/Floor Area= 168.30 Est. TCV/Floor Area= 38.71

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-001-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

LOT 10, BLK 1 OCONNOR PLAT

Comments/Influences

Class: AGRICULTURAL-IMPR Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-002-001-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

MAIN STREET

Owner's Name/Address

CITY OF OMER

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E BEG AT NE COR OF LT 1 BLK 2 TH S 25 FT W 41 FT N 1 FT W 30 FT N 24 FT E 71 FT TO POB VILLAGE OF OMAR MAP

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-009-001-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 1 & 10 BLK 9 VILLAGE OF OMAR MAP

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 7,920

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960
132 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	7,920

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-010-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 1 & 10 BLK 10 VILLAGE OF OMAR MAP

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-011-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 1-8 BLK 11 VIL OF OMER MAP

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-011-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 9 & 10 BLK 11 VIL OF OMER

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-015-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E BLK 15 N & W OF D&M RR R/W EXC LT 15 W OF RR R/W VILLAGE OF OMAR MAP

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-016-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LT 1 BLK 16 VIL OF OMAR MAP

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-000-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 VACATED MILL ST N OF US-23 HWY R/W VIL OF OMAR

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-000-016-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

STATE OF MICHIGAN
DNR REAL ESTATE DIVISION
PO BOX 30448
LANSING, MI 48909-7948

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG AT THE NW COR OF LOT 3 BLK 2 02 MAP OF VIL OF OMER & S ROW OF US 23 TH S 37 FT, 03 TH W TO RIFLE RIVER TH N 37 FT TO US 23 ROW TH E 04 TO POB. 05 NEW PARCEL

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-000-020-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY OF OMER	MAXWELL LAWRENCE & BEVERL	22,000	08/10/1998	WD	03-ARM'S LENGTH	293/110	OTHER	

Property Address

RUSSELL DRIVE

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 2 RDS N OF CTR OF SEC, TH N 1922.19 FT, TH S 75 DEG E 151.08 FT, TH S 6 DEG 4 MIN 20 SEC E 117.05 FT, TH S 11 DEG 10 MIN E 157.45 FT, TH S 1 DEG 3 MIN 40 SEC E 190.75 FT, TH S 572.47 FT, TH E TO SWLY BK OF RIFLE RIVER, TH SWLY ALG RIVER TO A PT 33 FT N OF E/W LIN, TH W TO POB. EXC ALL THAT LYING N OF CARRINGTON ST. SPLIT FROM 030-0-015-000-020-00(99)

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 1			1 Units		0.00000	100		00
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-100-080-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

MICHIGAN DEPT OF TRANSPORTATION
PO BOX 14949
SAGINAW, MI 48601

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PC THE S'LY 50 FT OF THE FOLLOWING: COM AT A PT AT THE SE COR OF THE W 1/2 OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SEC 15 TH RUNNING N 10 RDS TH W 4 RDS TH S 10 RDS TH E 4 RDS TO POB ACRES .0757
SPLIT FROM 030-0-015-100-080-01 IN 2004

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-100-085-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 W 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 N&W OF D&M RR

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-300-040-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

STATE OF MICHIGAN
DNR REAL ESTATE DIVISION
PO BOX 30448
LANSING, MI 48909-7948

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 THAT PT IN VIL OF OM OF 02 THAT PT OF NW 1/4 OF SE 1/4 LYING W OF 03 RIFLE RIV & THAT PT OF NW 1/4 OF SE 1/4 04 LYING W OF RIFLE RIV & LYING S OF PLAT 05 LINE OF VIL OF OM

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY OF OMER	DNR	0	06/22/2023	QC	21-NOT USED/OTHER	202302247 AND	DEED	
DNR	CONSUMERS ENERGY COMPANY	0	01/23/2023	QC	21-NOT USED/OTHER	202400442	DEED	
ARENAC EASTERN SCHOOL DIS	CITY OF OMER	1	06/01/1998	QC	21-NOT USED/OTHER	303/706	OTHER	100.00

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 E 1/2 OF SE 1/4 EXC PC BEG AT NE COR TH S 50 RDS (825.0') TH W 18 RDS (297.0') TH N 20 RDS (330.0') TH W 8 RDS (132.0') TH S 18 RDS (297.0') TH W 54 RDS (891.0') TO E 1/8 LINE TH N TO E&W 1/4 LINE, TH E TO POB

AND EXC T 19N R 5E SEC 15 A PARCI OF LAND IN THE E 1/2 OF THE SE 1/4 OF SEC 15 DESC AS TO FIX THE PT OF BEG COMM AT THE E 1/4 COR OF SD SEC TH S 00D 48'14"E ON THE E LN OF SD SEC 1,081.86' TH S 89D 11'46"W PERP TO SD E SEC LN 926.00' TO THE POB TH S 89D 48'24"W PAR WITH THE S LN OF THE ANGUS W MCDONELL'S ADDITION TO THE VILLAGE OFOMERPLAT 400.00' TO THE E 1/8 LN OF SD SEC TH N 00D 54'13"W ON SD E 1/8 LN 171.95' TH N 25D 59'08"E PAR WITH THE

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			53.000	Acres	00	100.000		00
53.00 Total Acres					Total Est. Land Value =			00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-015-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIELINSKI HENRY	MICHIGAN DEPT OF TRANSPOR	2,900	08/02/2001	WD	03-ARM'S LENGTH		OTHER	100

Property Address

Owner's Name/Address

MICHIGAN DEPT OF TRANSPORTATION
425 W OTTAWA STREET
LANSING, MI 48909

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PART OF A TRACT BEG 33 FT S & 33 FT W OF NE COR OF E 1/2 OF SE 1/4 TH W 86 FT S 214 1/2 FT TH W 178 FT S 82.5 FT E 264 FT N 297 FT TO POB THEN BEG AT A PT ON THE E-W 1/4 SEC L WHICH IS N86DEG 35'34"W 16.154M (53 FT) FROM E 1/4 SEC COR TH S03DEG 24'26"W 10.058M (33 FT) TO A PT ON THE EXISTING S'LY ROW L OF US-23 TH S41DEG 51'20"E 39.624M (130 FT) TO THE POE.
SPLIT FROM 0-015-400-015-00 IN 2001

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FRONTAGE 1	53.00	130.00	1.0000	1.0000	0	100		00
53 Actual Front Feet, 0.16 Total Acres					Total Est. Land Value =			00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-070-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

HIGH STREET

Owner's Name/Address

STATE OF MICHIGAN
DNR REAL ESTATE DIVISION
PO BOX 30448
LANSING, MI 48909-7948

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 PC LD IN NW 1/4 OF SE 02 1/4 BET RIFLE RIVER & N&S 1/4 LINE EXC 03 PAR BEG AT A PT ON N&S 1/4 LINE 67.50 FT 04 N OF S 1/8 LINE, TH S 87DEG 02MIN 40SEC 05 E PARALLEL TO SD 1/8 LINE 150 FT, N 06 01DEG 59MIN 00SEC E PAR TO N&S 1/4 LINE 07 227.5 FT TH N 87DEG 02MIN 40SEC W 205 08 FT, TH SELY ALNG ELY SIDE OF MI AVE 230 09 FT M/L TH E 30 FT M/L TO POB R/W LINE OF 10 MI AVE. TH SELY ALNG R/W LINE TO THE 11 S LINE OF SAID S 1/2 TH E ALNG S LINE TO 12 THE POB, EXC PAR COM AT NW 1/4 OF SE 1/4 13 TH N ALONG N-S 1/4 LINE 295 FT TO POB, 14 TH E 100 FT, TH N 140 FT, TH W 100 FT, 15 TH S 140 FT TO POB. 16 SPLIT TO 030-0-015-400-070-05

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-075-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GENTLE RICHARD ESTATE	CITY OF OMER	2,800	12/01/2011	WD	03-ARM'S LENGTH	201104110	OTHER	100

Property Address

HIGH STREET

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 N 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 LYING E OF D&M RR R/W & E OF CONSUMERS POWER CO R/W CON 1.50 A M/L

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	RATE TABLE 1		1 Units		0.00000	100		00
	RATE TABLE 1		1 Units		0.00000	100		00
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-085-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
201 E CENTER STREET
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 S 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 OF RIFLE RIVER EXC STRIP OF LAND 4 RDS WIDE OF & ADJ TO E SIDE OF RR ROW

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-115-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PURZYCKI JOAN TRUST	CITY OF OMER	0	12/14/2009	QC	03-ARM'S LENGTH	558/297	OTHER	

Property Address

HIGH STREET

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 N 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4 E OF RIFLE RIV EXC D&M RR R/W & EXC PC 4 RDS WIDE E OF & ADJ TO ELY SIDE OF RR

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

T&R 08/20/2024 INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FRONTAGE 1	200.00	320.00	1.0000	1.0000	0	100		00
200 Actual Front Feet, 1.47 Total Acres					Total Est. Land Value =			00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-120-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
201 E CENTER STREET
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 S 1/2 OF S 1/2 OF SW 1/4 OF SE 1/4 E OF RIFLE RIVER

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-C10-001-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
MICHIGAN AVENUE

Owner's Name/Address
CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE
LOT 1 BLK 1 O'CONNOR'S PLAT

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-C10-002-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 8, 9, 10 BLK 2 LOTS 1 & 2 BLK 3 LOTS 1 & 2 BLK 4, O'CONNER'S PLAT

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-C10-003-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

LTS 1 & 2 BLK 3 OCON OMER PLAT

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-C10-004-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

LTS 1 & 2 BLK 4 OCON OMER PLAT

Comments/Influences

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-M10-002-001-09 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER
PO BOX 160
OMER, MI 48749-0160

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 9 & 10 BLK 2 ANGUS MC DONELL'S ADDITION
SPLIT/COMBINED ON 05/13/2016 FROM 030-0-M10-002-001-05;

Comments/Influences

Split/Comb. on 05/13/2016 completed 05/13/2016 BSA ;
Parent Parcel(s): 030-0-M10-002-001-05;
Child Parcel(s): 030-0-M10-002-001-06, 030-0-M10-002-001-09;

Class: AGRICULTURAL-VACA Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-001-001-02 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SAUK TRAIL WELLNESS LLC	MCKENZIE PROPERTIES LLC	1	10/02/2024	QC	10-FORECLOSURE	202403774	DEED	
MCKENZIE PROPERTIES LLC	SAUK TRAIL WELLNESS LLC	700,000	03/31/2021	MLC	21-NOT USED/OTHER	202101183	DEED	100.00
ARENAC COUNTY ROAD COMMIS	MCKENZIE PROPERTIES LLC	0	01/18/2019	WD	03-ARM'S LENGTH	201900196	OTHER	100.00

Property Address
116 BRIDGE STREET

Owner's Name/Address
MCKENZIE PROPERTIES LLC
6622 CREST TOP
WEST BLOOMFIELD, MI 48322

Tax Description *BALANCE OF LEGAL ON FILE

COMBINED PARCELS B, C, AND D:

T 19N R 5E SEC 15 A PARCEL OF LAND IN SEC 15 GORRIE AND CARSCALLEN'S PLAT OF OMAR NOW CITY OF OMER DESC AS BEG AT A PT ON THE S LN OF BK 1 GORRIE AND CARSCALLEN'S PLAT OF OMAR NOW CITY OF OMER WHICH IS 92.00' S 89D 49'43"W OF THE SE COR OF SD BLOCK 1 TH CONT S 89D 49'43"W 151.62' TO THE W EXT ROW LN OF MILL ST TH S 00D 43'15"E ON SD W'ERLY EXT ROW LN OF MILL ST 162.00' TO THE NERLY ROW LN OF US-23 TH S 89D 49'43"W ON SD N'ERLY ROW LN OF US-23. 40.34' TH N 00D 51'55"W CONT ON SD N'ERLY ROW LN OF US-23 37.00' TH S 89D 49'43"W CONT ON SD NE'RLY ROW LN OF US-23 65.16' TO THE E'ERLY BANK OF THE RIFLE RIVER TH AL SD E'ERLY BANK FOR THE FOLLOW

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 250,381 TCV/TFA: 15.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	HWY 40.34	100.00	1.0000	1.0541	140	100		5,953
	HWY 473.42	100.00	1.0000	1.0541	140	100		69,864
BACK ACRES			04.590 Acres		2,400	100.000		11,016
RATE TABLE 9 OFF HWY			1 Units	70.00000		100		8
514 Actual Front Feet, 5.68 Total Acres					Total Est. Land Value =			86,915

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	43,500	81,700	125,200			88,712C
2025	43,500	66,000	109,500			86,380C
2024	10,900	73,400	84,300			83,783C
2023	6,800	69,300	76,100			79,794S

Desc. of Bldg/Section
Calculator Occupancy Maintenance (Storage) Building

Class: C
Floor Area: 15,849
Gross Bldg Area: 15,849
Stories Above Grd: 1
Average Sty Hght: 16
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 28
Physical %Good : 49
Func. %Good : 70
Economic %Good : 70

0	Year Built
0	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 15849
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Maintenance (Storage) Building cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 76.03

Adjusted Square Foot Cost for Upper Floors = 76.03

Total Floor Area: 15,849 Base Cost New of Upper Floors = 1,204,999

Reproduction/Replacement Cost = 1,204,999
Eff.Age:28 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 49 /100/70 /70 /24.0
Total Depreciated Cost = 289,320

ECF (RESIDENTIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 163,466
Replacement Cost/Floor Area= 76.03 Est. TCV/Floor Area= 10.31

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-001-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PULA HELEN L/E	PULA PROPERTIES LLC	1	12/12/2017	QC	33-TO BE DETERMINED	201704242	OTHER	
PULA WALTER & HELEN	SWARTZ JOANN	0	04/19/2007	QC	33-TO BE DETERMINED	510/572	OTHER	

Property Address

N MAIN STREET

Owner's Name/Address

PULA PROPERTIES LLC
JOANN SWARTZ
4100 TOWNLINE ROAD
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E BEG AT SE COR OF BLK 1 TH W 92 FT N 100 FT W 26 FT N 79 FT E 150 FT TO MAIN ST TH S 170 FT TO POB VIL OF OMAR MAP

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 71,151 TCV/TFA: 88.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 9 OFF HWY			170	Units70.00000		100		11,90
0.00 Total Acres							Total Est. Land Value =	11,900

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,000	29,600	35,600			27,635C
2025	6,000	22,500	28,500			26,909C
2024	900	25,200	26,100			26,100S
2023	1,300	24,000	25,300			26,528S

Desc. of Bldg/Section
Calculator Occupancy Post Offices - Main

Class: D Brick
Floor Area: 1,144
Gross Bldg Area: 1,144
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 2.25%
Effective Age : 27
Physical %Good : 54
Func. %Good : 100
Economic %Good : 100

1960	Year Built
0	Remodeled
10	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Package Heating & Cooling 100
Heat#2: Package Heating & Cooling 0%
Ave. SqFt/Story: 1144
Ave. Perimeter: 148
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1960

Costs are taken from the Post Offices - Main cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Brick Quality: Average
Stories: 1 Story Height: 10 Perimeter: 148
Overall Building Height: 10

Base Rate for Upper Floors = 217.19

(10) Heating system: Package Heating & Cooling Cost/SqFt: 25.32 100%
Adjusted Square Foot Cost for Upper Floors = 242.51

Total Floor Area: 1,144 Base Cost New of Upper Floors = 277,431

Reproduction/Replacement Cost = 277,431
Eff.Age:27 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 54 /100/100/100/54.0
Total Depreciated Cost = 149,813
Weighting Factor ( ): 70.00 Contribution to Total Building Cost = 104869

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 59,251
Replacement Cost/Floor Area= 242.51 Est. TCV/Floor Area= 51.79

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical
Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-001-003-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CITY OF OMER/FIRE DEPARTMENT
201 E CENTER - PO BOX 160
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E BEG AT A PT 907.5 FT N & 628 FT S89 DEG 27'E FROM SEC CENTER TH S53 DEG 40'W 25 FT TH S23 DEG 30'10"E 31.48 FT TH S77 DEG 55'05"E 150.12 FT TH N12 DEG 04'55"E 216.32 FT ALG W L OF MAIN ST TH S53 DEG 40'W 230.10 FT BK TO POB SPLIT FROM 030-0-000-001-001-00 AND COMBINED WITH 030-0-000-001-003-00 IN 2000

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 22,480 TCV/TFA: 351.25

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Desc. of Bldg/Section BATHROOMS
Calculator Occupancy 0

Class: C
Floor Area: 64
Gross Bldg Area: 64
Stories Above Grd: 1
Average Sty Hght: 8
Bsmnt Wall Hght: 0

Depr. Table : 2%
Effective Age : 14
Physical %Good : 75
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Good
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 64
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: BATHROOMS

Costs are taken from the User-Defined cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 0.00

Adjusted Square Foot Cost for Upper Floors = 0

Total Floor Area: 64 Base Cost New of Upper Floors = 0

Reproduction/Replacement Cost = 0
Eff.Age:14 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 75 /100/100/100/75.0
Total Depreciated Cost = 0

ECF (CITY,CO,ST & EXEMPT) 1.000 => TCV of Bldg: 1 = 22,480
Replacement Cost/Floor Area= 0.00 Est. TCV/Floor Area= 351.25

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-002-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WARD, PETER P	LAMMY ROBERT	70,000	09/24/1999	LC	03-ARM'S LENGTH	312/475	DEED	100

Property Address
116 E CENTER

Owner's Name/Address
LAMMY ROBERT
112 DEWEY ST
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LT 1 BLK 2 EXC PC BEG AT NE COR TH S 25 FT W 41 FT N 1 FT W 30 FT N 24 FT E 71 FT TO POB VIL OF OMER MAP

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 41,501 TCV/TFA: 19.79

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	94.00	96.00	1.0000	1.0328	140	100		13,592
HWY	69.00	72.00	1.0000	0.8944	140	100		8,640

163 Actual Front Feet, 0.32 Total Acres Total Est. Land Value = 22,232

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.22	384	39	931
D/W/P: 4in Concrete	6.22	91	39	221
D/W/P: 4in Concrete	6.22	2304	39	5,589

Total Estimated Land Improvements True Cash Value = 6,741

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,100	9,700	20,800			11,964C
2025	11,100	8,800	19,900			11,650C
2024	2,000	9,300	11,300			11,300S
2023	2,000	27,400	29,400			21,102C

Desc. of Bldg/Section BODY SHOP
Calculator Occupancy Garages - Service/Fleet Facilities Repair

Class: C
Floor Area: 2,097
Gross Bldg Area: 2,097
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 22
Physical %Good : 51
Func. %Good : 50
Economic %Good : 50

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: Space Heaters, Gas with Fan 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2097
Ave. Perimeter: 191
Has Elevators: False

*** 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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: BODY SHOP

Costs are taken from the Garages - Service/Fleet Facilities Repair cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 10 Perimeter: 191

Base Rate for Upper Floors = 82.93

Adjusted Square Foot Cost for Upper Floors = 82.93

Total Floor Area: 2,097 Base Cost New of Upper Floors = 173,904

Reproduction/Replacement Cost = 173,904
Eff.Age:22 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 51 /100/50 /50 /12.8
Total Depreciated Cost = 22,173

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 12,528
Replacement Cost/Floor Area= 82.93 Est. TCV/Floor Area= 5.97

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-002-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

S US 23

Owner's Name/Address

SCHELL GREGORY
4114 STERLING RD
OMER, MI 48749-9641

Tax Description *BALANCE OF LEGAL ON FILE

01 LOT 4, LOT 9 EXC 64 FT OF S 1/2, & LOT 02 10 EXC THE N 12 FT OF THE ELY 64 FT BLK 03 2 VIL OF OMER

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 60,162 TCV/TFA: 26.79

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	07/15/2014	INSPECTED
RP	08/10/2010	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 9 ON HWY			83 Units		140.00000	100		11,6
0.00 Total Acres							Total Est. Land Value =	11,620

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.18	168	71	2,645
Total Estimated Land Improvements True Cash Value =				2,645

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,800	24,300	30,100			24,353C
2025	5,800	20,000	25,800			23,713C
2024	1,000	22,000	23,000			23,000S
2023	1,000	26,200	27,200			28,520S

Desc. of Bldg/Section
Calculator Occupancy Markets - Convenience

Class: C
Floor Area: 2,706
Gross Bldg Area: 2,706
Stories Above Grd: 1
Average Sty Hght: 14
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 25
Physical %Good : 53
Func. %Good : 75
Economic %Good : 75

1930	Year Built
1953	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: Forced Air Furnace 100
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 2706
Ave. Perimeter: 230
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1930

Costs are taken from the Markets - Convenience cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 14 Perimeter: 230

Base Rate for Upper Floors = 111.16

(10) Heating system: Forced Air Furnace Cost/SqFt: 10.16 100%
Adjusted Square Foot Cost for Upper Floors = 121.32

Total Floor Area: 2,706 Base Cost New of Upper Floors = 328,292

Reproduction/Replacement Cost = 328,292
Eff.Age:25 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 53 /100/75 /75 /29.8
Total Depreciated Cost = 97,872
Weighting Factor ( ): 83.00 Contribution to Total Building Cost = 81234

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 45,897
Replacement Cost/Floor Area= 121.32 Est. TCV/Floor Area= 16.96

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-002-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

S MAIN STREET

Owner's Name/Address

SWARTZ RICHARD
MICK'S BODY SHOP
4100 E TOWNLINE
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E E 64 FT OF S 1/2 OF LOT 9 BLK 2 & N 12 FT OF THE ELY 64 OF LOT 10 VIL OF OMER

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 25,920 TCV/TFA: 14.77

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	45.00	64.00	1.0000	0.8433	140	100		5,313
45 Actual Front Feet, 0.07 Total Acres					Total Est. Land Value =			5,313

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,700	10,300	13,000			7,629C
2025	2,700	8,200	10,900			7,429C
2024	500	9,100	9,600			7,206C
2023	500	8,600	9,100			6,863C

Desc. of Bldg/Section BODY SHOP
Calculator Occupancy Garages - Service/Repair Shed

Class: C
Floor Area: 1,755
Gross Bldg Area: 1,755
Stories Above Grd: 1
Average Sty Hght: 12
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 33
Physical %Good : 43
Func. %Good : 100
Economic %Good : 100

1913	Year Built
0	Remodeled
12	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Radiant 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1755
Ave. Perimeter: 183
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1913
Description of Occupancy: BODY SHOP

Costs are taken from the Garages - Service/Repair Shed cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 12 Perimeter: 183
Overall Building Height: 12

Base Rate for Upper Floors = 41.55

(10) Heating system: Space Heaters, Radiant Cost/SqFt: 6.78 100%
Adjusted Square Foot Cost for Upper Floors = 48.33

Total Floor Area: 1,755 Base Cost New of Upper Floors = 84,819

Reproduction/Replacement Cost = 84,819
Eff.Age:33 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 43 /100/100/100/43.0
Total Depreciated Cost = 36,472

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 20,607
Replacement Cost/Floor Area= 48.33 Est. TCV/Floor Area= 11.74

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-012-002-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DGOGOMERMI12122018 LLC	AGREE CENTRAL LLC	1,240,689	01/24/2020	WD	03-ARM'S LENGTH	202000401	OTHER	100
MA'S GIRLS DINING & CATER	DGOGOMERMI12122018 LLC	70,000	04/04/2019	WD	03-ARM'S LENGTH	201901082	OTHER	100.00

Property Address

214 E CENTER STREET

Owner's Name/Address

DOLLAR GENERAL
AGREE CENTRAL LLC
PO BOX 460389 DEPT 125
HOUSTON, TX 77056

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOTS 1,2,3,4,5 AND 8 BLK 12 VILLAGE OF OMER EXCEPT PART OF LOT 4, BLK 12 BEING 3 FT ON US-23 AND 8 FT ON GEORGE ST.
PER SURVEY RECORDED 2023015969

COMBINED ON 12/23/2019 030-0-000-012-002-05 AND 030-0-000-012-008-00 INTO 030-0-000-012-005-06

Comments/Influences

THEY NEED TO ADD THEIR ADDRESS TO THE "MAIL ALSO TO" TO RECEIVE ASMT NOTICES OR GET THEM FROM WHERE THEY ARE BEING MAILED TO. NOT FROM THE ASSESSOR EVERY YEAR.

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 1,359,064 TCV/TFA: 147.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

X Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	264.00	132.00	1.0000	1.2111	140	100		44,761
OFF HWY	66.00	132.00	1.0000	1.2111	70	100		5,595
OFF HWY	66.00	132.00	1.0000	1.2111	70	100		5,595

396 Actual Front Feet, 1.20 Total Acres Total Est. Land Value = 55,951

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wd, Solid, 6 ft.	30.31	456	98	13,545
D/W/P: 3.5 Concrete	5.92	25898	97	148,717
Shed: Wood Frame	20.10	306	97	5,966

Total Estimated Land Improvements True Cash Value = 168,228

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	28,000	651,500	679,500			300,179C
2025	28,000	550,900	578,900		578,900X	292,288C
2024	4,800	559,500	564,300		607,000X	283,500C
2023	5,200	534,800	540,000		270,000X	270,000C

Desc. of Bldg/Section DOLLAR GENERAL
Calculator Occupancy Stores - Retail

Class: C
Floor Area: 9,220
Gross Bldg Area: 9,220
Stories Above Grd: 1
Average Sty Hght: 14
Bsmnt Wall Hght: 0

Depr. Table : 2%
Effective Age : 2
Physical %Good : 96
Func. %Good : 150
Economic %Good : 100

2019	Year Built
0	Remodeled
14	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Excellent
Heat#1: Forced Air Furnace 0%
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 9220
Ave. Perimeter: 100
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Excellent

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2019
Description of Occupancy: DOLLAR GENERAL

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Excellent
Stories: 1 Story Height: 14 Perimeter: 100
Overall Building Height: 14

Base Rate for Upper Floors = 151.29

Adjusted Square Foot Cost for Upper Floors = 151.29

Total Floor Area: 9,220 Base Cost New of Upper Floors = 1,394,893

Reproduction/Replacement Cost = 1,394,893
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 96 /100/150/100/144.0
Total Depreciated Cost = 2,008,646

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 1,134,885
Replacement Cost/Floor Area= 151.29 Est. TCV/Floor Area= 123.09

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-012-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING REALTY ENTERPRISES L	MALCOLM REALTY ENTERPRISE	65,400	03/07/2024	LC	03-ARM'S LENGTH	202400594	DEED	100
NORTHEAST MI COMM SERVICE	KING REALTY ENTERPRISES L	30,000	02/27/2023	WD	03-ARM'S LENGTH	202300790	PROPERTY TRANSFER	100.00

Property Address

Owner's Name/Address

MALCOLM REALTY ENTERPRISES LLC
124 CHESTNUT ST
STERLING, MI 48659

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOTS 6&7 BLK 12 VILL OF OMER ALNG WITH A PART OF LOT 4 BLK 12 BEING 3 FT ON US-23 & 8 FT FRONTAGE ON GEORGE ST

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 144,246 TCV/TFA: 94.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	140.00	132.00	1.0000	1.2111	140	100		23,737
RATE TABLE 9 ON HWY			132 Units		140.00000	100		18,4
140 Actual Front Feet, 0.42 Total Acres					Total Est. Land Value =			42,217

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	21,100	51,000	72,100			72,100S
2025	21,100	49,700	70,800			70,800U
2024	3,800	50,000	53,800			53,800U
2023	0	0	0			0

Desc. of Bldg/Section
Calculator Occupancy Office Buildings

Class: D
Floor Area: 1,528
Gross Bldg Area: 1,528
Stories Above Grd: 1
Average Sty Hght: 8
Bsmnt Wall Hght: 0

Depr. Table : 2%
Effective Age : 32
Physical %Good : 52
Func. %Good : 100
Economic %Good : 100

0	Year Built
0	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Package Heating & Cooling 100
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 1528
Ave. Perimeter: 180
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: Forced Air Furnace

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 180

Base Rate for Upper Floors = 99.86

(10) Heating system: Package Heating & Cooling Cost/SqFt: 28.55 100%
Adjusted Square Foot Cost for Upper Floors = 128.41

Total Floor Area: 1,528 Base Cost New of Upper Floors = 196,210

Reproduction/Replacement Cost = 196,210
Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 52 /100/100/100/52.0
Total Depreciated Cost = 102,029

ECF (CITY,CO,ST & EXEMPT) 1.000 => TCV of Bldg: 1 = 102,029
Replacement Cost/Floor Area= 128.41 Est. TCV/Floor Area= 66.77

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-014-300-005-11 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

720 E CENTER STREET

Owner's Name/Address

RIFLE RIVER FARM MARKET
BENNETT MARCUS & LINDA
465 N HURON RD
AU GRES, MI 48703-9618

Tax Description *BALANCE OF LEGAL ON FILE

PART OF THE NW 1/4 OF THE SW 1/4 OF SEC 14 T19N R5E, CITY OF OMER, BEG AT W 1/4 COR TH N89 DEG 12'40" 379.5 FT TH S00DEG 25'19" 280.5 FTTH S89DEG 12'40"W 165 FT TH N00DEG 25'19"W 99 FT TH S89 DEG 12'40"W 214.5 FT TH N00DEG 25'19" FT 181.5 BK TO POB

1.96 ACRES M/L

Comments/Influences

NEW PB 20 X 24
SHED 16 X 10
LEAN-TO 11 X 12
SHED 6 X 8
2017
Split/Comb. on 03/15/2011 completed 03/15

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 126,140

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	214.50	181.50	1.0000	1.4201	140	100		42,645
HWY	82.50	280.50	1.0000	1.7654	140	100		20,390
HWY	82.50	280.50	1.0000	1.7654	140	100		20,390
RATE TABLE 9 ON HWY			83 Units		140.00000	100		11,5

380 Actual Front Feet, 1.96 Total Acres Total Est. Land Value = 94,976

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	20.43	160	98	3,204
Shed: Wood Frame	29.38	48	98	1,382

Total Estimated Land Improvements True Cash Value = 4,586

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	47,500	15,600	63,100			11,010C
2025	47,500	15,600	63,100			10,721C
2024	8,500	15,500	24,000			10,399C
2023	8,500	14,300	22,800			9,904C

Building Type	Greenhouses Hoop (Arch-Ri	Farm Utility Buildings	Utility Lean-Tos
Year Built	2010	2017	2017
Class/Construction	D,Frame	D,Pole	D,Pole
Quality/Exterior	Low Cost	Average	Average
# of Walls, Perimeter	4 Wall, 252	4 Wall, 88	Lean-To, 46
Height	8	10	7
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	96 X 30 = 2880	24 X 20 = 480	12 X 11 = 132
Cost New	$19,037	$9,504	$1,921
Combined % Good	82/100/100/100 82.0	96/100/100/100 96.0	96/100/100/100 96.0
Depreciated Cost	$15,610	$9,124	$1,844
+ Unit-In-Place Items	$0	$0	$0
Description, Size X Rate X % Good = Cost			
E.C.F.	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$15,610	$9,124	$1,844
Comments			

Total Estimated True Cash Value of Agricultural Improvements / This Card: 26,578 / All Cards: 26,578

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-100-090-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUSSELLS CANOE LIVERY & C	ROBLIE LLC	0	10/18/2023	WD	21-NOT USED/OTHER	202303523	PROPERTY TRANSFER	
RUSSELLS CANOE LIVERY & C	RUSSELLS CANOE LIVERY & C	0	06/20/2023	PTA	03-ARM'S LENGTH		DEED	

Property Address
334 W HURON ROAD

Owner's Name/Address
ROBLIE LLC
207 NORTH GROVE
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 N 986.05 FT OF S 1893.55 FT OF THAT PRT OF NE 1/4 LYING W OF RIFLE RIVER EXC W 281.76 FT ALSO EXC PAR OF LAND BEG 907.5 FT N S 89DEG 27MIN E 281.76 FT N 8DEG 415 FT FROM CENTER POST OF SEC 15 TH S 53DEG 75MIN 30SEC E 132 FT N 53DEG 75MIN 30SEC E 110 FT N 53DEG 75MIN 30SEC W 132 FT S 53DEG 75MIN 30SEC W 110 FT TO POB

Comments/Influences
THE TV'S FROM THE TWO PARCELS WERE $10,016 AND $27,600 ADDED FOR $37,616 TIMES THE CPI OF 1.9 = $38,330 FOR 2000 TAXABLE ASSESSMENT OCRRECTED FOR DEPRECIATION AND CLASS

Class: COMMERCIAL-IMPROV Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 139,558 TCV/TFA: 110.67

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	213.02	127.00	1.0000	1.1879	140	100		35,427
213 Actual Front Feet, 0.62 Total Acres							Total Est. Land Value =	35,427

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	319	86	1,775
D/W/P: 4in Concrete	6.47	252	86	1,402
D/W/P: 4in Concrete	6.47	720	86	4,006
Shed: Wood Frame	21.54	240	66	3,412
Total Estimated Land Improvements True Cash Value =				10,595

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	17,700	52,100	69,800			56,541C
2025	17,700	49,300	67,000			55,055C
2024	3,200	50,200	53,400			53,400S
2023	3,200	60,200	63,400			53,897C

Building Type	Barn - General Purpose	Farm Utility Buildings	Farm Utility Buildings
Year Built	2000		2003
Class/Construction	D,Pole	S	D,Frame
Quality/Exterior	Good	Average	Average
# of Walls, Perimeter	No-Wall, 112	4 Wall, 154	4 Wall, 232
Height	10	14	14
Heating System	No Heating/Cooling	Space Heaters, Fan	No Heating/Cooling
Length/Width/Area	26 X 31 = 806	40 X 37 = 1480	80 X 36 = 2880
Cost New	$27,436	$37,192	$59,299
Combined % Good	68/100/100/100 68.0	26/100/100/100 26.0	70/100/100/100 70.0
Depreciated Cost	$18,656	$9,670	$41,509
+ Unit-In-Place Items	$0	$0	$0
Description, Size X Rate X % Good = Cost			
E.C.F.	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$18,656	$9,670	$41,509
Comments	CANOPY		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 69,835 / All Cards: 69,835

*** Information herin deemed reliable but not guaranteed ***

Desc. of Bldg/Section
Calculator Occupancy Markets - Convenience

Class: D
Floor Area: 1,681
Gross Bldg Area: 1,681
Stories Above Grd: 1
Average Sty Hght: 8
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 31
Physical %Good : 46
Func. %Good : 75
Economic %Good : 75

0	Year Built
0	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: Forced Air Furnace 100
Heat#2: Forced Air Furnace 0%
Ave. SqFt/Story: 1681
Ave. Perimeter: 160
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type: Finished
Heat: No Heating or Cooling

* Mezzanine Info *

Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *

Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Markets - Convenience cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Average
Stories: 1 Story Height: 8 Perimeter: 160

Base Rate for Upper Floors = 118.94

(10) Heating system: Forced Air Furnace Cost/SqFt: 9.65 100%
Adjusted Square Foot Cost for Upper Floors = 128.59

Total Floor Area: 1,681 Base Cost New of Upper Floors = 216,161

Reproduction/Replacement Cost = 216,161
Eff.Age:31 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 46 /100/75 /75 /25.9
Total Depreciated Cost = 55,932
Weighting Factor ( ): 75.00 Contribution to Total Building Cost = 41949

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 23,701
Replacement Cost/Floor Area= 128.59 Est. TCV/Floor Area= 14.10

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRIFFITH RONALD A & BARBA	ALGER PROPERTY MANAGEMENT	150,000	10/28/2022	WD	03-ARM'S LENGTH	202203696	DEED	100
TURN A NEW LEAF	ALGER PROPERTY MANAGEMENT	1	10/17/2019	QC	33-TO BE DETERMINED	201903600	DEED	
GRIFFITH RONALD & BARBARA	TURN A NEW LEAF	150,000	10/14/2017	LC	03-ARM'S LENGTH	201703750	OTHER	100.00
CITIZENS BANK	GRIFFITH RONALD & BARBARA	30,000	05/11/2010	WD	03-ARM'S LENGTH	562/532	OTHER	100.00

Property Address

407 N CENTER STREET

Owner's Name/Address

ALGER PROPERTY MANAGEMENT LLC
PO BOX 32
PRESCOTT, MI 48756-0032

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 A PC OF LAND COM 50 FT S & N 87DEG 11MIN 20SEC W 282.85 FT OF CENTER POST TH N 87DEG 11MIN 20SEC W 228 FT TH S0 DEG 46MIN 40 SEC E 150 FT TH S 88DEG 30MIN 20SEC E 200 FT TH N 10DEG 17MIN 40SEC E 151.3 FT TO POB
PERSONAL PROPERTY: 030-0-900-030-021-11

Comments/Influences

OUTSIDE REMODELED- NICE TRIM
SHED WAS MISSING
DRIVEWAY WAS MISSING
ADDITIONAL POLE STRUCTURE WAS MISSING-ADDED ALL TO THE COMPUTER- THEY WERE ASSESSED BEFORE PER THE ARCHIVED PROPERTY RECORD CARDS SO NO INCREASE IN THE TAXABLE VALUES

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 138,989 TCV/TFA: 19.30

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/10/2010	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	214.00	193.00	1.0000	1.4644	140	100		43,873

214 Actual Front Feet, 0.95 Total Acres Total Est. Land Value = 43,873

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.68	1818	61	7,408
Shed: Wood Frame	23.13	252	56	3,264

Total Estimated Land Improvements True Cash Value = 10,672

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	21,900	47,600	69,500			49,658C
2025	21,900	39,300	61,200			48,353C
2024	3,900	43,000	46,900			46,900C
2023	3,900	40,700	44,600			46,765U

Desc. of Bldg/Section
Calculator Occupancy Industrial - Light Manufacturing

Class: C
Floor Area: 2,708
Gross Bldg Area: 7,200
Stories Above Grd: 1
Average Sty Hght: 12
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 32
Physical %Good : 44
Func. %Good : 100
Economic %Good : 100

1930	Year Built
1973	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2708
Ave. Perimeter: 218
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Good
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Low

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1930

Costs are taken from the Industrial - Light Manufacturing cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 12 Perimeter: 218

Base Rate for Upper Floors = 53.64

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.56 100%
Adjusted Square Foot Cost for Upper Floors = 59.20

Total Floor Area: 2,708 Base Cost New of Upper Floors = 160,314

Reproduction/Replacement Cost = 160,314
Eff.Age:32 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 44 /100/100/100/44.0
Total Depreciated Cost = 70,538

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 39,854
Replacement Cost/Floor Area= 59.20 Est. TCV/Floor Area= 14.72

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Industrial - Light Manufacturing

Class: C
Floor Area: 1,292
Gross Bldg Area: 7,200
Stories Above Grd: 1
Average Sty Hght: 11
Bsmnt Wall Hght: 0

Depr. Table : 2.25%
Effective Age : 39
Physical %Good : 41
Func. %Good : 100
Economic %Good : 100

0	Year Built
0	Remodeled
0	Overall Bldg Height

Comments:

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

Construction Cost

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 1292
Ave. Perimeter: 160
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Industrial - Light Manufacturing cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Low Cost
Stories: 1 Story Height: 11 Perimeter: 160

Base Rate for Upper Floors = 61.15

Adjusted Square Foot Cost for Upper Floors = 61.15

Total Floor Area: 1,292 Base Cost New of Upper Floors = 79,006

Reproduction/Replacement Cost = 79,006
Eff.Age:39 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 41 /100/100/100/41.0
Total Depreciated Cost = 32,392

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 2 = 18,302
Replacement Cost/Floor Area= 61.15 Est. TCV/Floor Area= 14.17

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical
Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Warehouses - Storage

Class: D,Pole
Floor Area: 3,200
Gross Bldg Area: 7,200
Stories Above Grd: 1
Average Sty Hght: 15
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 30
Physical %Good : 40
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: Space Heaters, Gas with Fan 0%
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 3200
Ave. Perimeter: 240
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Low

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Warehouses - Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 15 Perimeter: 240

Base Rate for Upper Floors = 36.35

Adjusted Square Foot Cost for Upper Floors = 36.35

Total Floor Area: 3,200 Base Cost New of Upper Floors = 116,320

Reproduction/Replacement Cost = 116,320
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /100/100/100/40.0
Total Depreciated Cost = 46,528

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 3 = 26,288
Replacement Cost/Floor Area= 36.35 Est. TCV/Floor Area= 8.22

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-035-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
A&S STARTER	MIGUT MARY	0	06/11/2025	QC	15-LADY BIRD		DEED	

Property Address
415 N US 23

Owner's Name/Address
A&S STARTER COMPANY
2256 E CODY ESTEY ROAD
PINCONNING, MI 48650

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG WHERE S SIDE OF HWY 02 INTER E SIDE OF MICH. AVE. TH E 98 FT ALONG US-23 TH S 161 FT TO MICH. AVE. TH NWLY ALONG MICH. AVE. TO POB

Comments/Influences
201303317 ADDS MARY MIGUT TO THE TITLE 09/18/2013

MARY MIGUT DEEDS UPON HER DEATH TO:

DANIEL M RAUSHI
713 W MAIN ST
OMER, MI 48749

Class: COMMERCIAL-IMPROV Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 62,833 TCV/TFA: 25.54

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
R&S	08/15/2015	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	98.00	336.00	1.0000	1.9322	140	100		26,510
98 Actual Front Feet, 0.76 Total Acres							Total Est. Land Value =	26,510

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	1200	82	7,213
Total Estimated Land Improvements True Cash Value =				7,213

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	13,300	18,100	31,400			19,270C
2025	13,300	14,500	27,800			18,764C
2024	2,400	15,800	18,200			18,200S
2023	2,400	15,100	17,500			18,349S

Desc. of Bldg/Section
Calculator Occupancy Garages - Service/Repair Shed

Class: D,Pole
Floor Area: 2,460
Gross Bldg Area: 2,460
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 19
Physical %Good : 62
Func. %Good : 100
Economic %Good : 100

0	Year Built
1986	Remodeled
12	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Space Heaters, Gas with Fan 100
Heat#2: Space Heaters, Gas with Fan 0%
Ave. SqFt/Story: 2460
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Garages - Service/Repair Shed cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0
Overall Building Height: 12

Base Rate for Upper Floors = 28.57

(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 5.21 100%
Adjusted Square Foot Cost for Upper Floors = 33.78

Total Floor Area: 2,460 Base Cost New of Upper Floors = 83,099

Reproduction/Replacement Cost = 83,099
Eff.Age:19 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 62 /100/100/100/62.0
Total Depreciated Cost = 51,521

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 29,110
Replacement Cost/Floor Area= 33.78 Est. TCV/Floor Area= 11.83

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-110-03 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

W US 23

Owner's Name/Address

ENHANCED BUILDING SERVICES
BRYAN GOODSON & AMANDA
2012 GREEN DRIVE
AU GRES, MI 48703

Tax Description *BALANCE OF LEGAL ON FILE

A PARCEL OF LAND IN THE NW 1/4 OF THE SE 1/4 OF SEC 15, T19N R5E CITY OF OMER, COUNTY OF ARENAC, MICHIGAN BEG AT A PT ON THE E&W 1/4 L OF SAID SEC WHICH IS 333.0 FT S87 DEG 16'20"E OF THE W 1/4 COR OF SAID SEC TH CONT S87 DEG 16'20"E ON E/W L 541.07 FT TH S02 DEG 43'40"W 347.31 FT TH S37 DEG 07'30"E 238.86 FT TO CL OH HWY US -23 TH S52 DEG 52'30"W ON SAID CL 288.74 FT TH N41 DEG 28'46""W 673.42 FT TH N02 DEG 00'33"E"W 233 FT BACK TO POB PARCEL A 6.75 ACRES

SPLIT ON 10/30/2013 FROM 030-0-015-300-110-01;

SPLIT ON 06/03/2017 FROM 030-0-015-300-110-02;

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 313,655

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	HWY 288.74	90.00	1.0000	1.0000	140	100		40,424
BACK ACRES			06.253 Acres		2,400	100.000		15,007
289 Actual Front Feet, 6.85 Total Acres							Total Est. Land Value =	55,431

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	27,700	129,100	156,800			126,189C
2025	27,700	127,900	155,600			122,872C
2024	9,200	127,000	136,200			119,178C
2023	3,600	122,100	125,700			113,503C

Building Type	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose	Barn - General Purpose
Year Built	2018	2018	2018	2018
Class/Construction	D,Frame	D,Pole	D,Frame	D,Frame
Quality/Exterior	Average	Average	Average	Average
# of Walls, Perimeter	4 Wall, 282	Lean-To, 188	Lean-To, 108	4 Wall, 80
Height	20	10	12	12
Heating System	Wall/Floor Furnace	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	80 X 61 = 4880	80 X 14 = 1120	38 X 16 = 608	20 X 20 = 400
Cost New	$200,129	$36,876	$24,235	$18,628
Combined % Good	92/100/100/100 92.0	92/100/100/100 92.0	92/100/100/100 92.0	96/100/100/100 96.0
Depreciated Cost	$184,119	$33,926	$22,296	$17,883
+ Unit-In-Place Items	$0	$0	$0	$0
Description, Size X Rate X % Good = Cost				
E.C.F.	X 1.000	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$184,119	$33,926	$22,296	$17,883
Comments				

Total Estimated True Cash Value of Agricultural Improvements / This Card: 258,224 / All Cards: 258,224

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-110-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLIMOWICZ PHILIP & DIANE	LYNCH TERRENCE & CINDY	15,000	08/27/2019	WD	03-ARM'S LENGTH	201902809	DEED	100
OLEX ALBERT	KILMOWCZ PHILIP & DIANE	1,500	12/05/2001	WD	03-ARM'S LENGTH	356/432	OTHER	100.00

Property Address
840 W US 23

Owner's Name/Address
LYNCH TERRENCE & CINDY
2457 SANTIAGO RD
Au Gres, MI 48703

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 THAT PT OF NW 1/4 OF SW 1/4 BEG S02DEG 03'30"W 579 FT FROM W 1/4 COR TH CONT S02DEG 03'30"W 200 FT TH S87DEG 56'30"E 33 FT TH S48DEG 36'45"E 400.83 FT TO THE N'LY ROW L OF US-23 TH N52 DEG 52'30"E 250 FT TH N57DEG 30'01"W 584.39 FT TH N87 DEG 56'30"W 33 FT BK TO POB
SPLIT FROM 110-00 TO 110-01 & 110-10 IN 2002

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 447,616 TCV/TFA: 110.14

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	250.00	480.00	1.0000	2.3094	140	100		80,829
RATE TABLE 9 ON HWY			1 Units	140.00000	100	100		1
RATE TABLE 9 OFF HWY			1 Units	70.00000	100	100		10

250 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 81,069

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.58	780	97	2,708
Fencing: Mesh, + Barb Wire	3.86	780	97	2,921

Total Estimated Land Improvements True Cash Value = 5,629

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	40,500	183,300	223,800			157,644C
2025	40,500	325,300	365,800		153,500A	153,500C
2024	7,200	358,800	366,000	153,500T		153,500S
2023	7,200	0	7,200		248,689X	248,689C

Building Type	Barn - Special Purpose
Year Built	2021
Class/Construction	D,Pole
Quality/Exterior	Low Cost
# of Walls, Perimeter	Lean-To, 200
Height	20
Heating System	No Heating/Cooling
Length/Width/Area	90 X 10 = 900
Cost New	$43,999
Combined % Good	90/100/100/100 90.0
Depreciated Cost	$39,599
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$39,599
Comments	LEAN TO/PORCH ADDED TO SI

Total Estimated True Cash Value of Agricultural Improvements / This Card: 39,599 / All Cards: 39,599

*** Information herin deemed reliable but not guaranteed ***

Desc. of Bldg/Section GROW FACILITY
Calculator Occupancy Industrial - Light Manufacturing

Class: C
Floor Area: 4,064
Gross Bldg Area: 4,064
Stories Above Grd: 1
Average Sty Hght: 20
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 5
Physical %Good : 88
Func. %Good : 100
Economic %Good : 100

2020	Year Built
0	Remodeled
20	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Average
Heat#1: Complete H.V.A.C. 100
Heat#2: Forced Air Furnace 100
Ave. SqFt/Story: 4064
Ave. Perimeter: 320
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *
Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *
Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 2020
Description of Occupancy: GROW FACILITY

Costs are taken from the Industrial - Light Manufacturing cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Average
Stories: 1 Story Height: 20 Perimeter: 320
Overall Building Height: 20

Base Rate for Upper Floors = 87.92

(10) Heating system: Complete H.V.A.C. Cost/SqFt: 58.18 100%
(10) Heating system: Forced Air Furnace Cost/SqFt: 12.92 100%
Combined Heating System adjustment: 71.10 100%
Adjusted Square Foot Cost for Upper Floors = 159.02

Total Floor Area: 4,064 Base Cost New of Upper Floors = 646,258

Reproduction/Replacement Cost = 646,258
Eff.Age:5 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 88 /100/100/100/88.0
Total Depreciated Cost = 568,707

ECF (RESIDENTIAL ACREAGE) 0.565 => TCV of Bldg: 1 = 321,319
Replacement Cost/Floor Area= 159.02 Est. TCV/Floor Area= 79.06

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical
Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-110-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VIOLETTE DAVID & ANDREA	ENHANCED BUILDING SERVICE	6,000	06/02/2017	WD	03-ARM'S LENGTH	201702080	OTHER	100

Property Address

774 W US 23

Owner's Name/Address

EASTWIND STORAGE
COREY ROY
119 W LAGRANT
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE

A PARCEL OF LAND IN THE NW 1/4 OF THE SE 1/4 OF SEC 15, T19N R5E CITY OF OMER, COUNTY OF ARENAC, MICHIGAN BEG AT A PT ON THE E&W 1/4 L OF SAID SEC WHICH IS 233.0 FT S02 DEG 00'33"W OF THE W 1/4 COR OF SAID SEC S87 DEG 16'20"E = W/ E/W L 333 FT TH S41 DEG 28'46"E 673.42 TO CL OF HWY FT TH S52 DEG 52'30"W 277.73 FT TH N57 DEG 32'58"W 635.62 FT TH N87 DEG 59'27"W = W SEC L 33 FT TH N02 DEG 00'33"E 346 FT BK TO POB PARCEL B
ACRES 6.85
SPLIT ON 10/30/2013 FROM 030-0-015-300-110-01;

SPLIT ON 06/03/2017 FROM 030-0-015-300-110-02;

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 545,180 TCV/TFA: 33.65

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
	HWY 288.74	90.00	1.0000	1.0000	140	70	PARTIAL LANDLOCK	28,297
BACK ACRES			06.153 Acres		2,400	100.000		14,767
289 Actual Front Feet, 6.75 Total Acres							Total Est. Land Value =	43,064

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	21,500	251,100	272,600			228,199C
2025	21,500	200,700	222,200			222,200S
2024	8,000	224,300	232,300			232,300C
2023	2,500	209,600	212,100			222,395S

Desc. of Bldg/Section
Calculator Occupancy Warehouses - Mini

Class: S
Floor Area: 1,800
Gross Bldg Area: 16,200
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 3
Physical %Good : 91
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: No Heating or Cooling 0%
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1800
Ave. Perimeter:
Has Elevators: False

*** 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

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 54.79

Adjusted Square Foot Cost for Upper Floors = 54.79

Total Floor Area: 1,800 Base Cost New of Upper Floors = 98,622

Reproduction/Replacement Cost = 98,622
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 89,746

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 50,707
Replacement Cost/Floor Area= 54.79 Est. TCV/Floor Area= 28.17

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Warehouses - Mini

Class: S
Floor Area: 3,000
Gross Bldg Area: 16,200
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 3
Physical %Good : 91
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: No Heating or Cooling 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3000
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 50.35

(10) Heating system: No Heating or Cooling Cost/SqFt: 0 100%
Adjusted Square Foot Cost for Upper Floors = 50.35

Total Floor Area: 3,000 Base Cost New of Upper Floors = 151,050

Reproduction/Replacement Cost = 151,050
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 137,456

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 2 = 77,662
Replacement Cost/Floor Area= 50.35 Est. TCV/Floor Area= 25.89

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Warehouses - Mini

Class: S
Floor Area: 3,600
Gross Bldg Area: 16,200
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 3
Physical %Good : 91
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Average
Heat#1: No Heating or Cooling 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 3600
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type: Average

Cost Estimates for Commercial/Industrial Building/Section: 3 Built 0

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Average
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 49.16

(10) Heating system: No Heating or Cooling Cost/SqFt: 0 100%
Adjusted Square Foot Cost for Upper Floors = 49.16

Total Floor Area: 3,600 Base Cost New of Upper Floors = 176,976

Reproduction/Replacement Cost = 176,976
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 161,048

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 3 = 90,992
Replacement Cost/Floor Area= 49.16 Est. TCV/Floor Area= 25.28

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section 2020
Calculator Occupancy Warehouses - Mini

Class: S
Floor Area: 3,600
Gross Bldg Area: 16,200
Stories Above Grd: 1
Average Sty Hght: 9
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 3
Physical %Good : 91
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Good
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 3600
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

Cost Estimates for Commercial/Industrial Building/Section: 4 Built 0
Description of Occupancy: 2020

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Good
Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 64.38

Adjusted Square Foot Cost for Upper Floors = 64.38

Total Floor Area: 3,600 Base Cost New of Upper Floors = 231,768

Reproduction/Replacement Cost = 231,768
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 210,909

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 4 = 119,164
Replacement Cost/Floor Area= 64.38 Est. TCV/Floor Area= 33.10

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical
Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Warehouses - Mini

Class: S
Floor Area: 2,400
Gross Bldg Area: 16,200
Stories Above Grd: 1
Average Sty Hght: 12
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 3
Physical %Good : 91
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Good
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 2400
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

Cost Estimates for Commercial/Industrial Building/Section: 5 Built 0

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: S Quality: Good
Stories: 1 Story Height: 12 Perimeter: 0

Base Rate for Upper Floors = 72.74

Adjusted Square Foot Cost for Upper Floors = 72.74

Total Floor Area: 2,400 Base Cost New of Upper Floors = 174,576

Reproduction/Replacement Cost = 174,576
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 158,864

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 5 = 89,758
Replacement Cost/Floor Area= 72.74 Est. TCV/Floor Area= 37.40

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Warehouses - Mini

Class: C
Floor Area: 1,800
Gross Bldg Area: 16,200
Stories Above Grd: 1
Average Sty Hght: 9
Bsmnt Wall Hght: 0

Depr. Table : 2.25%
Effective Age : 2
Physical %Good : 95
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Good
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 1800
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type: Good

Cost Estimates for Commercial/Industrial Building/Section: 6 Built 0

Costs are taken from the Warehouses - Mini cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: C Quality: Good
Stories: 1 Story Height: 9 Perimeter: 0

Base Rate for Upper Floors = 76.42

Adjusted Square Foot Cost for Upper Floors = 76.42

Total Floor Area: 1,800 Base Cost New of Upper Floors = 137,556

Reproduction/Replacement Cost = 137,556
Eff.Age:2 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 95 /100/100/100/95.0
Total Depreciated Cost = 130,678

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 6 = 73,833
Replacement Cost/Floor Area= 76.42 Est. TCV/Floor Area= 41.02

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-110-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OMERS YELLOW BRICK ROAD	BONDY RICHARD JR & KELLY	135,000	07/03/2024	WD	03-ARM'S LENGTH	202402147	DEED	100
OLEX ALBERT TRUST	FISHER LARRY & LINDALEE	1	08/09/2013	QC	03-ARM'S LENGTH	201303658	OTHER	

Property Address

726 W HURON

Owner's Name/Address

BONDY RICHARD JR & KELLY
726 W HURON RD
OMER, MI 48749-9710

Tax Description *BALANCE OF LEGAL ON FILE

A PARCEL OF LAND IN THE NW 1/4 OF THE SW 1/4 OF SEC 15, T19N R5E CITY OF OMER, COUNTY OF ARENAC, STATE OF MICHIGAN DESC AS BEG AT A POINT ON THE E&W 1/4 L WHICH IS 874.07 FT TH S87 DEG 06'20"E FROM THE W 1/4 COR OF SAID SEC TH S87 DEG 16'20"E CONT ON E/W 1/4 L 879.27 FT TO CL OF US-23 SAID POINT BEING ON A 249.52 FT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING OF S72 DEG 48'05"W 170.08 FT THSW'LY ALG SAID CURVE ON CL OF US-23 173.56 FT TH S52 DEG 52'30"W CONT ON SAID CL 737.67 FT TH N37 DEG 07'30"W PERPENDICULAR TO CL 238.86 FT TH N02 DEG 43'40"E PERPENDICULR TO SAID E/W 1/4 L 347.31 FT BACK TO POB. 5.42 ACRES
BEARINGS ASSUMED ALG E/W 1/4 OF SEC 15 AS S87 DEG 16'20"E

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 07/03/2024

MAP #:

2026 Est TCV 79,233 TCV/TFA: 84.65

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 5 - 8			5.44 Acres		2,400	100	100	13,05
5.44 Total Acres							Total Est. Land Value =	13,056

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,500	33,100	39,600			36,663C
2025	6,500	29,200	35,700			35,700U
2024	9,000	27,200	36,200			19,414C
2023	9,000	23,300	32,300			18,490C

Parcel Number: 030-0-015-300-110-10

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1960	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small
	Wood Sash		
	Metal Sash		
	Vinyl Sash		
	Double Hung		
	Horiz. Slide		
	Casement		
	Double Glass		
	Patio Doors		
	Storms & Screens		

(3) Roof			
	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
X	Forced Air w/ Ducts				
	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 36
Floor Area: 936
Total Base New: 164,394 E.C.F.
Total Depr Cost: 105,210 X 0.629
Estimated T.C.V.: 66,177

(16) Porches/Decks	
Area	Type
24	CPP
24	CPP

(17) Garage
Year Built: 1955
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1960

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 936 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	936		
			Total:	115,613	73,992
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,386	2,807
Well, 200 Feet			1	9,927	6,353
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			864	28,616	18,314
Fireplaces					
Interior 1 Story			1	4,610	2,950
Porches					
CPP			24	621	397
CPP			24	621	397
			Totals:	164,394	105,210

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 66,177

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-135-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEIHLS DANIEL	D & M LEASING LLC	0	06/04/2019	QC	33-TO BE DETERMINED	201901975	OTHER	
VIOLETTE LLC	COATS LLC	140,000	05/24/2013	WD	03-ARM'S LENGTH	201301982	OTHER	100.00
COATS LLC	MEIHLS DANIEL	95,000	05/23/2013	WD	03-ARM'S LENGTH	201301982	OTHER	100.00
DOUGHERTY THOMAS & NICHOL	COATS LLC	1	02/13/2009	LC	03-ARM'S LENGTH	541/815	OTHER	

Property Address

707 W HURON

Owner's Name/Address

MEIHLS HEATING AND COOLING
D & M LEASING LLC
707 W HURON RD
OMER, MI 48749-9623

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 CITY OF OMER T19N R5E ARENAC COUNTY
STARTING AT A PT WHERE THE EAST LINE OF THE NW 1/4 OF THE SW 1/4 INTERSECTS THE S SEC L OF US-23 ROW TH RUNNING SW'LY ALG SAID HWY ROW 400 FT TH SE'LY AT RIGHT ANGLES W/SAID HWY ROW 200 FT TH NE'LY AND = W/SAID HWY ROW 241 FT TO THE E L OF SAID NW 1/4 OF THE SW 1/4 TH NE'LY ALG SAID E L OF NW 1/4 OF SW 1/4 255 FT BK TO THE POB ALSO COMM AT A POINT ON THE S SIDE OF US-23 AND THE E SIDE OF THE NW 1/4 OF THE SW 1/4 OF SEC 15 LYING S OF US -23 RUNNING S 268 FT TH E 134 FT TH NW'LY 253 FT TH SW = W/US-23 30 FT BK TO THE POB.

DESCRIPTION FROM 201301768 MAY 2013

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 365,775 TCV/TFA: 32.89

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	400.00	200.00	1.0000	1.4907	140	100		83,480
400 Actual Front Feet, 1.84 Total Acres					Total Est. Land Value =			83,480

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	41,700	141,200	182,900			141,989C
2025	41,700	118,100	159,800			138,257C
2024	7,500	126,600	134,100			134,100C
2023	7,500	119,300	126,800			132,955S

Building Type	Farm Utility Buildings	Farm Utility Buildings	Farm Utility Buildings
Year Built	2017	2017	2017
Class/Construction	S	S	S
Quality/Exterior	Average	Average	Average
# of Walls, Perimeter	4 Wall, 230	4 Wall, 155	4 Wall, 110
Height	16	16	16
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	60 X 55 = 3300	55 X 20 = 1100	40 X 15 = 600
Cost New	$66,528	$26,510	$15,978
Combined % Good	72/100/100/100 72.0	96/100/100/100 96.0	96/100/100/100 96.0
Depreciated Cost	$47,900	$25,450	$15,339
+ Unit-In-Place Items	$0	$0	$0
Description, Size X Rate X % Good = Cost			
E.C.F.	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$47,900	$25,450	$15,339
Comments			

Total Estimated True Cash Value of Agricultural Improvements / This Card: 88,689 / All Cards: 88,689

*** Information herin deemed reliable but not guaranteed ***

Desc. of Bldg/Section
Calculator Occupancy Office Buildings

Class: D
Floor Area: 5,360
Gross Bldg Area: 11,120
Stories Above Grd: 1
Average Sty Hght: 8
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 30
Physical %Good : 47
Func. %Good : 70
Economic %Good : 100

1948	Year Built
0	Remodeled
8	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: Wall or Floor Furnace 100
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 5360
Ave. Perimeter: 294
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: Wall or Floor Furnace

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Low

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 1948

Costs are taken from the Office Buildings cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Low Cost
Stories: 1 Story Height: 8 Perimeter: 294
Overall Building Height: 8

Base Rate for Upper Floors = 85.63

(10) Heating system: Wall or Floor Furnace Cost/SqFt: 5.04 100%
Adjusted Square Foot Cost for Upper Floors = 90.67

Total Floor Area: 5,360 Base Cost New of Upper Floors = 485,991

Reproduction/Replacement Cost = 485,991
Eff.Age:30 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 47 /100/70 /100/32.9
Total Depreciated Cost = 159,891

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 90,338
Replacement Cost/Floor Area= 90.67 Est. TCV/Floor Area= 16.85

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section 2019
Calculator Occupancy Warehouses - Storage

Class: D,Pole
Floor Area: 5,760
Gross Bldg Area: 11,120
Stories Above Grd: 1
Average Sty Hght: 16
Bsmnt Wall Hght: 0

Depr. Table : 3%
Effective Age : 3
Physical %Good : 91
Func. %Good : 100
Economic %Good : 100

0 Year Built
0 Remodeled

0 Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Low Cost
Heat#1: Electric, Cable or Baseboard 0%
Heat#2: Electric, Cable or Baseboard 0%
Ave. SqFt/Story: 5760
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat:

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type: Low

Cost Estimates for Commercial/Industrial Building/Section: 2 Built 0
Description of Occupancy: 2019

Costs are taken from the Warehouses - Storage cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 16 Perimeter: 0

Base Rate for Upper Floors = 34.87

Adjusted Square Foot Cost for Upper Floors = 34.87

Total Floor Area: 5,760 Base Cost New of Upper Floors = 200,851

Reproduction/Replacement Cost = 200,851
Eff.Age:3 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 91 /100/100/100/91.0
Total Depreciated Cost = 182,774

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 2 = 103,268
Replacement Cost/Floor Area= 34.87 Est. TCV/Floor Area= 17.93

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-010-20 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

622 E CENTER STREET

Owner's Name/Address

BENNETT MARCUS & LINDA
465 N HURON RD
AU GRES, MI 48703-9618

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG COM AT E 1/4 COR TH N89DEG 48'23"W 119 FT TH S00DEG 48'10"E 33 FT TO POB TH S89 DEG 48'23"W 178 FT TH S00DEG 48'10"E 297 FT TH N89 DEG 48'23"E 264 FT TH N00DEG 48'10"W 276.62 FT TH N45DEG 27'22"W 28.95 FT TH S89DEG 48'23"W 65.65 FT BK TO POB
1.8 ACRES M/L
SPLIT/COMBINED ON 06/07/2020 FROM 030-0-015-400-010-00, 030-0-015-400-015-01;

Comments/Influences

Split/Comb. on 06/07/2020 completed 06/07/2020 BSA ;
Parent Parcel(s): 030-0-015-400-010-00, 0

Class: COMMERCIAL-IMPROV Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 23,729

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	263.65	297.00	1.0000	1.5000	60	100		23,729
264 Actual Front Feet, 1.80 Total Acres					Total Est. Land Value =			23,729

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,900	0	11,900			4,567C
2025	11,900	0	11,900			4,447C
2024	9,900	0	9,900			4,314C
2023	9,900	0	9,900			4,109C

Parcel Number: 030-0-C10-005-001-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STANGE EDWARD G & ROXANNE	SUNDAES AFTERNOON LLC	160,000	04/08/2025	WD	03-ARM'S LENGTH	202500900	DEED	100
SUNDAES AFTERNOON	STANGE EDWARD & ROXANNE	125,000	04/30/2010	WD	03-ARM'S LENGTH	563/192	OTHER	100.00

Property Address
406 E CENTER STREET

Owner's Name/Address
SUNDAES AFTERNOON LLC
2902 MIDDLETON RD
PRESCOTT, MI 48756-9389

Tax Description *BALANCE OF LEGAL ON FILE
LTS 1-2-14-15-16-17-18-19 BLK 5 OCON OMER PLAT
COMBINED FROM 0-C10-005-001-01 AND 017-00 IN 2005

Comments/Influences

Class: COMMERCIAL-IMPROV Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 96,707 TCV/TFA: 143.91

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	66.00	100.00	1.0000	1.0541	140	100		9,740
HWY	88.00	100.00	1.0000	1.0541	140	100		12,986
154 Actual Front Feet, 0.35 Total Acres							Total Est. Land Value =	22,726

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,400	37,000	48,400			48,400U
2025	11,400	28,700	40,100			32,794C
2024	2,000	32,200	34,200			31,808C
2023	2,000	30,400	32,400			30,294C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings			

(7) Excavation
Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
Water Well
1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 15
Floor Area: 0
Total Base New: 40,190 E.C.F.
Total Depr Cost: 34,161 X 0.565
Estimated T.C.V.: 19,301

(16) Porches/Decks	
Area	Type
120	WCP (1 Story)
340	WCP (1 Story)
45	WCP (1 Story)
54	WCP (1 Story)
380	WCP (1 Story)
126	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=85/100/100/100/85

Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments			
Deck			
Treated Wood	126	2,945	2,503
Porches			
WCP (1 Story)	120	5,836	4,961
WCP (1 Story)	340	11,750	9,987
WCP (1 Story)	45	3,086	2,623
WCP (1 Story)	54	3,452	2,934
WCP (1 Story)	380	13,121	11,153
Totals:		40,190	34,161

Notes:

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV: 19,301

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section ICE CREAM PARLOUR
Calculator Occupancy Restaurants - Snack Bars

Class: D
Floor Area: 672
Gross Bldg Area: 672
Stories Above Grd: 1
Average Sty Hght: 8
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 15
Physical %Good : 68
Func. %Good : 100
Economic %Good : 100

0	Year Built
0	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **

Quality: Good
Heat#1: Wall or Floor Furnace 0%
Heat#2: Wall or Floor Furnace 0%
Ave. SqFt/Story: 672
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***

Area:
Perimeter:
Type:
Heat: Hot Water, Radiant Floor

* Mezzanine Info *

Area #1:
Type #1:
Area #2:
Type #2:

* Sprinkler Info *

Area:
Type:

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0
Description of Occupancy: ICE CREAM PARLOUR

Costs are taken from the Restaurants - Snack Bars cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D Quality: Good
Stories: 1 Story Height: 8 Perimeter: 0

Base Rate for Upper Floors = 211.79

Adjusted Square Foot Cost for Upper Floors = 211.79

Total Floor Area: 672 Base Cost New of Upper Floors = 142,323

Reproduction/Replacement Cost = 142,323
Eff.Age:15 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 68 /100/100/100/68.0
Total Depreciated Cost = 96,780

ECF (COMMERCIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 54,680
Replacement Cost/Floor Area= 211.79 Est. TCV/Floor Area= 81.37

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical
Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-002-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KROLL	SCHELL ,GREGORY A	0	03/20/1996	QC	03-ARM'S LENGTH		OTHER	

Property Address

US 23

Owner's Name/Address

JOHNSON KENNETH
2393 SILVER CIRCLE
WATERFORD, MI 48328

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LT 3 BLK 2 VIL OF OMAR MAP EXCEPT E 25 FT

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 6,834

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	57.00	66.00	1.0000	0.8563	140	100		6,834
57 Actual Front Feet, 0.09 Total Acres					Total Est. Land Value =			6,834

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,400	0	3,400			634C
2025	3,400	0	3,400			618C
2024	600	0	600			600S
2023	600	0	600			629S

Parcel Number: 030-0-000-002-003-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROUGHTON		380	06/22/1995	QC	03-ARM'S LENGTH		OTHER	100

Property Address

Owner's Name/Address

SCHELL GREGORY
4114 STERLING RD
OMER, MI 48749-9641

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E E 25 FT OF LT 3 BLK 2 VIL OF OMAR MAP

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 9,831

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
R&S	08/15/2015	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	82.00	66.00	1.0000	0.8563	140	100		9,831
82 Actual Front Feet, 0.12 Total Acres					Total Est. Land Value =			9,831

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	0	4,900			952C
2025	4,900	0	4,900			927C
2024	900	0	900			900S
2023	900	0	900			944S

Parcel Number: 030-0-000-005-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLOWERS CHESTER	ARENAC COUNTY HISTORICAL	2,875	10/08/2014	WD	03-ARM'S LENGTH	201403361	OTHER	100

Property Address

S US 23

Owner's Name/Address

ARENAC COUNTY HISTORICAL SOCIETY
PHYLLIS KLENDER
PO BOX 272
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LT 2 BLK 5 VIL OF OMAR MAP

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FRONTAGE 1	66.00	132.00	1.0000	1.0000	0	100		00

66 Actual Front Feet, 0.20 Total Acres Total Est. Land Value = 00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-006-005-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONDE CLARENCE	LALONDE JERRY	0	05/30/2024	OTH	08-ESTATE	202401761	DEED	

Property Address

Owner's Name/Address

LALONDE JERRY
3661 SAGATOO RD
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOT 5 & 9, BLOCK 6, VILLAGE OF OMAR
SPLIT ON 03/23/2011 FROM 030-0-000-006-005-01, 030-0-000-006-005-00;

Comments/Influences

Split/Comb. on 03/23/2011 completed 03/23/2011 BSA ;
Parent Parcel(s): 030-0-000-006-005-01, 030-0-000-006-005-00;
Child Parcel(s): 030-0-000-006-005-10;

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 15,825

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	35.00	66.00	1.0000	0.8563	140	100		4,196
HWY	97.00	66.00	1.0000	0.8563	140	100		11,629
132 Actual Front Feet, 0.20 Total Acres							Total Est. Land Value =	15,825

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,900	0	7,900			1,481C
2025	7,900	0	7,900			1,443C
2024	1,400	0	1,400			1,400S
2023	1,400	0	1,400			1,468S

Parcel Number: 030-0-000-006-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BULMER THELMA	ELOWSKY ROGER	10,000	05/08/2003	LC	03-ARM'S LENGTH	399/438	OTHER	100
BIEL WALTER & DEWILDA	BULMER THELMA	12,500	04/07/1988	WD	03-ARM'S LENGTH	331/178	OTHER	

Property Address

Owner's Name/Address

ELOWSKY ROGER
8091 TRUAX ROAD
HILLMAN, MI 49746

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOT 10 EXC N 17 FT THEREOF BLK 6 MAP OF VIL OF OMAR, CITY OF OMER

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 19,685

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RP	08/10/2010	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	66.00	115.00	1.0000	1.1304	140	100		10,445
RATE TABLE 9 ON HWY			66 Units		140.00000	100		9,2
66 Actual Front Feet, 0.17 Total Acres					Total Est. Land Value =			19,685

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	9,800	0	9,800			1,905C
2025	9,800	0	9,800			1,855C
2024	1,800	0	1,800			1,800S
2023	1,800	0	1,800			1,887S

Parcel Number: 030-0-000-006-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LALONDE JERRY	NEIL, RONNIE & HANNAH	1,000	07/10/2025	QC	03-ARM'S LENGTH		DEED	100
LALONDE CLARENCE	LALONDE JERRY	0	10/07/2022	PTA	08-ESTATE		PROPERTY TRANSFER	
EQUIVEST OF OUT STATE MIC	STATE OF MICHIGAN	0	07/17/1996	QC	03-ARM'S LENGTH		OTHER	
MILLER	EQUIVEST OF OUT STATE MIC	0	10/05/1995	QC	03-ARM'S LENGTH	253/689	OTHER	100.00

Property Address

US-23

Owner's Name/Address

NEIL, RONNIE & HANNAH
120 S. MAIN ST, PO BOX 231
STANDISH, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LT 9 BLK 6 VIL OF OMAR MAP CITY OF OMER

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #: REMOVE BLDGS

2026 Est TCV 11,190

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
R&S	08/15/2015	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	66.00	132.00	1.0000	1.2111	140	100		11,190
66 Actual Front Feet, 0.20 Total Acres					Total Est. Land Value =			11,190

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,600	0	5,600			5,600U
2025	5,600	0	5,600			1,031C
2024	1,000	0	1,000			1,000S
2023	1,000	0	1,000			1,049S

Parcel Number: 030-0-015-100-065-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

SAGINAW-MIDLAND MUN WATER SUPPLY
4678 S THREE MILE RD
BAY CITY, MI 48706

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 THAT PRT OF E 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 BEING 75 FT X 430 FT LONG OF THE SPUR OF D&M RR RUNNING BET. THE CITIES OF OMER & AUGRES.

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-300-120-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYNCH DOUGLAS	LYNCH TERRANCE JR	4,000	11/04/2005	WD	03-ARM'S LENGTH	476/387	OTHER	100
PAGE		0	10/27/1995	WD	03-ARM'S LENGTH		OTHER	100.00

Property Address

US 23

Owner's Name/Address

LYNCH TERRANCE JR
2457 SANTIAGO RD
Au Gres, MI 48703

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 33 FT E & 1032 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH S 254 FT TO US-23 TH NELY ALONG HWY 200 FT TH NWLY 200 FT TO POB

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 20,165 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	200.00	243.00	1.0000	1.3568	60	100		16,282
200 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			16,282

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,100	2,000	10,100			4,070C
2025	8,100	1,800	9,900			3,963C
2024	6,800	1,800	8,600			3,844C
2023	6,800	1,500	8,300			3,661C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: BC
Effec. Age: 12
Floor Area: 0
Total Base New: 7,016 E.C.F.
Total Depr Cost: 6,174 X 0.629
Estimated T.C.V.: 3,883

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 360

Roof: Comp. Shingle

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls BC Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=88/100/100/100/88

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Carports					
Comp. Shingle			360	7,016	6,174
		Totals:		7,016	6,174

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 3,883

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-130-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEIHLS JR DANIEL	FLYNN FARMS	40,000	09/20/2024	WD	03-ARM'S LENGTH	202402994	DEED	100

Property Address

W HURON

Owner's Name/Address

FLYNN FARMS
711 MARKWOOD DR
OXFORD, MI 48370

Tax Description *BALANCE OF LEGAL ON FILE

T 19N R 5E SEC 15 CITY OF OMER PART OF THE NW 1/4 OF THE SW 1/4 OF SEC 15 COM AT SW SEC COR TH N00 DEG 55'09"W 1204.30 FT TO SE'LY ROW OF HWY 23 TH N49 DEG 56'43"E 581.88 FT TO POB TH CONT ALG SAID ROW N49 DEG 56'43"E 423.58 FT TH S40 DEG 03'17"E 688.06 FT TH S 89DEG 49'25"W 357.43 FT TH N00 DEG 58'05"W 85 FT TH N67 DEG 21'51"W 442.20 FT BK TO POB.
4 ACRES M/L
SPLIT/COMBINED ON 09/12/2024 FROM 030-0-015-300-130-05;

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 44,865

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	423.56	411.40	1.0000	1.7654	60	100		44,865
424 Actual Front Feet, 4.00 Total Acres					Total Est. Land Value =			44,865

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	22,400	0	22,400			22,400S
2025	22,400	0	22,400			22,400U
2024	0	7,624	7,624			2,513C
2023	0	0	0			0

Parcel Number: 030-0-015-300-130-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEIHLS JR DANIEL	LYNCH, GREGORY & PAULA	10,000	01/21/2020	WD	03-ARM'S LENGTH	202000319	DEED	100

Property Address

W HURON

Owner's Name/Address

LYNCH, GREGORY & PAULA
5484 CRANBERRY LAKE RD
PRESCOTT, MI 48756

Tax Description *BALANCE OF LEGAL ON FILE

T 19N R 5E SEC 15 CITY OF OMER PART OF THE NW 1/4 OF THE SW 1/4 LYING S OF HWY US-23 DESC AS: BEG AT THE SW COR OF SD SEC TH N 00D 56'59"W ALG THE W SEC LN 1204.30' TH N 49D 56'43"E ALG THE SE ROW LN FOR US-23 181.90' TO THE POB TH CONT N 49D 56'43"'E ALG SD ROW LN 399.96' TH S 67D 21'51"E 442,20' TH S 00D 58'05"E 85.00' TH S 89D 49'25"W ALG THE S 1/8 LN 715.72' TO THE POB
CONT 2.50 AC +/- SUB TO ESMTS RESFRICTIONS AND RESERVATIONS OF RECORD IF ANY
SPLIT FROM 030-0-015-300-130-00(20) SPLIT/COMBINED ON 01/27/2020 FROM 030-0-015-300-130-00;

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 55,994

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

T&R 08/20/2024 INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 9 ON HWY			400 Units		140.00000	100		55,9
0.00 Total Acres							Total Est. Land Value =	55,994

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	28,000	0	28,000			5,294C
2025	28,000	0	28,000			5,155C
2024	5,000	0	5,000			5,000S
2023	5,000	0	5,000			5,243S

Parcel Number: 030-0-015-300-140-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VIOLETTE DAVID & ANDREA	D&M LEASING LLC	6,000	06/02/2017	WD	03-ARM'S LENGTH	201702080	OTHER	100
DOUGHERTY	VIOLETTE	2,000	08/25/1994	WD	03-ARM'S LENGTH	243/433	OTHER	

Property Address

US 23

Owner's Name/Address

D&M LEASING LLC
6331 MOORES JUNCTION ROAD
STERLING, MI 48659

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG AT PT ON S SIDE OF US -23 & E SIDE OF NW 1/4 OF SW 1/4 LYING S OF HWY TH SWLY ALONG HWY 400 FT FOR POB TH SW ALONG HWY 240 FT TH SELY AT RT ANG TO HWY 200 FT TH NELY PARL TO HWY 240 FT TH NWLY TO POB
SPLIT TO (030-0-015-300-140-05)

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 50,088

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	240.00	200.00	1.0000	1.4907	140	100		50,088
240 Actual Front Feet, 1.10 Total Acres					Total Est. Land Value =			50,088

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	25,000	0	25,000			4,764C
2025	25,000	0	25,000			4,639C
2024	4,500	0	4,500			4,500S
2023	4,500	0	4,500			4,718S

Parcel Number: 030-0-015-300-140-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

US 23

Owner's Name/Address

DINGEMAN LLC
100 PARK STREET - SUITE 3000
TRAVERSE CITY, MI 49684

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15. ALL THAT PRT OF NW 1/4 OF THE SW 1/4 COM AT THE W 1/4 COR OF SAID SEC, TH S 87DEG 25'E ALG THE E&W 1/4 LINE 1320.15 FT, TH S01DEG 31'W 346.65 FT ALG E LINE OF THE NW 1/4 OF SW 1/4 OF SAID SEC TO ITS PT OF INTERSECTION WITH SE'LY R/W FOR US-23, TH ALG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1382.39 FT & A CHORD BEARING & DISTANCE OF S 53DEG 11 33'57"W 40.31 FT, TH CONT ALNG 12 SAID SE'LY R/W S 52DEG 43'50"W 13 599.69 FT TO POB, TH S 37DEG 16'10"14 E AT RT ANGLES TO HWY 200 FT, TH S 52'43"50'W 60 FT TH N 37DEG 16' 16 "SEC W 200 FT, TH N 52DEG 43MIN 50SEC E 17 60 FT ALNG THE SELY R/W LINE FOR US-23 18 TO POB. 19 SPLIT FROM (030-0-015-300-140-00)

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 8,031

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	60.00	200.00	1.0000	1.2309	60	100		4,431
RATE TABLE 6 FRONT FOOT			60 Units		60.00000	100		3,60
60 Actual Front Feet, 0.28 Total Acres					Total Est. Land Value =			8,031

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	0	4,000			2,010C
2025	4,000	0	4,000			1,958C
2024	1,900	0	1,900			1,900S
2023	1,900	0	1,900			1,959C

Parcel Number: 030-0-M10-005-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

BRIGHT OF SPEED MICHIGAN
RASH#100-22-22069
PO BOX 2629
ADDISON, TX 75001

Tax Description *BALANCE OF LEGAL ON FILE

LTS 9-10 BLK 5 MCDON ADD

Comments/Influences

Class: COMMERCIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 25,769

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	132.00	175.00	1.0000	1.3944	140	100		25,769
132 Actual Front Feet, 0.53 Total Acres							Total Est. Land Value =	25,769

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-900-030-020-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

MILLER SEYMOUR U STORE IT LLC
MILLER SEYMOUR & SEYMOUR DONALD
1015 E RISING SUN DRIVE
ORO VALLEY, AZ 85755

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL BLL OR Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 18,300

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	18300	TBL	18300
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 18,300 TCV= 18,300 Assessed Value= 9,200

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-9-900-015-005-93 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address
LAMAR ADVERTISING OF SAGINAW

Tax Description *BALANCE OF LEGAL ON FILE
PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL BLL OR Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / / MBT Com.
MAP #:
2026 Est TCV 7,954

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Leasehold Improvements
2016	5,688*29%
2015	124*27%
2011	2,134*12%
Prior	50,122*12%
Total	58,068
TCV->	7,954

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	58068	TBL	7954
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 58,068 TCV= 7,954 Assessed Value= 4,000

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-9-900-031-001-17 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

TOWERCO 2013 LLC
5000 VALLEYSTONE DRIVE STE 200
CARY, NC 27519

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY/CELLULAR TOWER LEASED LAND

Comments/Influences

Class: COMMERCIAL BLL OR | Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 152,768

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	76,400	76,400			71,675C
2025	0	77,700	77,700			69,791C
2024	0	81,800	81,800			67,693C
2023	0	64,100	64,100			64,470C

Bought Bldgs. on
During Leased Land
2016 136,400*112%
Total 136,400
TCV-> 152,768

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	136400	TBL	152768
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 136,400 TCV= 152,768 Assessed Value= 76,400

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-031-001-17 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

TOWERCO 2013 LLC
14950 HEATHROW FOREST PKWY STE 580
HOUSTON, TX 77032

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY CELLULAR TOWER LEASED LAND

Comments/Influences

Class: COMMERCIAL-LEASEH Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 9,740

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	66.00	100.00	1.0000	1.0541	140	100		9,740
66 Actual Front Feet, 0.15 Total Acres					Total Est. Land Value =			9,740

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	4,900	4,900			4,900S
2025	0	4,900	4,900			4,900S
2024	0	900	900			900S
2023	0	900	900			900S

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 00 TCV= 00 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-001-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
100 BRIDGE STREET

Owner's Name/Address
PITNEY BOWES INC
DIANA GARRISS
5310 CYPRESS CENTER DRIVE SUITE 110
TAMPA, FL 33609

Tax Description *BALANCE OF LEGAL ON FILE
PERSONAL PROPERTY AT 100 BRIDGE ST USPS

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / / MBT Com.
MAP #:
2026 Est TCV 102

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements
( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site
( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Office Elec., etc.
2015	110*29%
2011	409*17%
Total	519
TCV->	102

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 519 TCV= 102 Assessed Value= 100

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-001-001-94 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

THE AMERICAN LEGACY BOTTLING COMPAN
PO BOX 1925
FRISCO, TX 75034

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 00 TCV= 00 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-001-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

FIRST DATA MERCHANT SVCS CORP
PO BOX 3868
ENGLEWOOD, CO 80155-3868

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 124

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Office Elec., etc.
2014	443*28%
Total	443
TCV->	124

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 443 TCV= 124 Assessed Value= 100

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-001-005-12 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

ADT LLC
PO BOX 310773
BOCA RATON, FL 33431-0773

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 42

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought Office
During Elec., etc.
2012 167*25%
Total 167
TCV-> 42

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 167 TCV= 42 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-002-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

SPECTRUM MID-AMERICA LLC
7800 CRESCENT EXECUTIVE DR
12405 POWERSCOURT DRIVE
CHARLOTTE, NC 28241

Tax Description *BALANCE OF LEGAL ON FILE

01 PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 24,497

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	12,200	12,200			12,200S
2025	0	14,700	14,700			14,700S
2024	0	0	0			0
2023	0	0	0			0

Bought During	Gas G1	Gas G2	Gas G4	Gas G5	Office Elec., etc.
2024	3,308*77%	814*82%	2*84%	32*84%	
2023	4,009*65%	2,873*73%	54*74%	31*74%	
2022	2,043*55%				
2021	3,060*46%	2,978*57%	115*55%	18*55%	
2020	3,939*39%	559*50%	76*37%	8*45%	
2019	2,536*33%	22*44%	896*24%	132*34%	
2018	2,023*27%		867*18%		
2017	3,556*23%		1,524*14%		
2016	2,122*19%				
2014	1,797*14%				
2013	2,771*12%				
2012	1,085*10%				464*25%
2011	454*8%				421*17%
2010	209*7%				
2009	292*6%				
2008	321*5%				
2006	99*5%				
2005	36*5%				
2004	1,514*5%				
2003	1,550*5%				
2002	21,549*5%				
Prior			2,085*10%		1,051*17%
Total	58,273	7,246	5,619	221	1,936
TCV->	13,828	4,747	926	109	367

Bought During	Computer Equipment
2024	3,556*44%
2023	3,198*32%
2022	3,408*24%
2021	2,626*19%
2020	1,791*15%
2019	1,241*8%
Prior	3,091*8%
Total	18,911
TCV->	4,520

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	71359	TBL	19610
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 92,206 TCV= 24,497 Assessed Value= 12,200

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-003-006-07 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CENTURYTEL/OMER INTERNET
DUFF & PHELPS LL
PO BOX 2629
ADDISON, TX 75001

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 2,018

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought	Computer			
During	Equipment			
Prior	25,231*8%			
Total	25,231			
TCV->	2,018			
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property		0	100	0
Section H. Assessable Tools		0	100	0
Section I. Qualified Personal Property		0	100	0
Section M. Leasehold Improvements		0	TBL	0
Section N. Buildings on Leased Land		0	TBL	0
Section O. Rental Information		0	100	0
13. Idle Equipment		0	TBL	0
14. Construction in Progress		0	50	0
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0
Solar Energy		0	100	0
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value
Total Cost New=	25,231 TCV=	2,018	Assessed Value=	1,000

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-012-002-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

214 E CENTER STREET

Owner's Name/Address

DGOGOMERMI12122018 LLC
DOLLAR GENERAL CORPORATION
PO BOX 503410
INDIANAPOLIS, IN 46256

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY AT DOLLAR GENERAL 214 E CENTER ST

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 57,223

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Furniture & Fixtures	Machinery & Equipment	Office Elec., etc.	Computer Equipment
2022	506*61%			1,885*24%
2021	1,219*53%			581*19%
2020	819*47%	106*49%	342*41%	1,355*15%
2019	58,852*42%	24,708*45%	11,079*38%	12,330*8%
Total	61,396	24,814	11,421	16,151
TCV->	26,058	11,171	4,350	1,751

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	13893	TBL	13893
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 127,675 TCV= 57,223 Assessed Value= 28,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-012-002-07 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

214 E CENTER ST

Owner's Name/Address

AMERICAN GREETINGS CORPORATION
TAX DEPARTMENT
ONE AMERICAN BOULEVARD
WESTLAKE, OH 44145

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY AT DOLLAR GENERAL

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 00 TCV= 00 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-012-002-24 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

AMERICAN WASTE INC
DMA
PO BOX 80615
INDIANAPOLIS, IN 46280

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 5,687

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Machinery & Equipment
2023	1,611*67%
2022	1,790*60%
2021	3,045*54%
2020	3,848*49%
2019	8*45%
Total	10,302
TCV->	5,687

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 10,302 TCV= 5,687 Assessed Value= 2,800

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-015-005-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

HUGHES NETWORK SYSTEMS LLC
RYAN
PO BOX 460049
HOUSTON, TX 77056

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 52

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought Machinery
During & Equipment
2016 145*36%
Total 145
TCV-> 52

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 145 TCV= 52 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-016-003-08 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

RIFLE RIVER SMOKEHOUSE & MARKET LLC
BENNETT MARCUS
465 N HURON RD
AU GRES, MI 48703-9618

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 4,967

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Machinery & Equipment
2012	11,991*28%
Prior	7,002*23%
Total	18,993
TCV->	4,967

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 18,993 TCV= 4,967 Assessed Value= 2,500

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-016-015-94 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

GRAYHAWK LEASING LLC
TAX DEPT 3A-300
PO BOX 660634
DALLAS, TX 75266-0634

Tax Description *BALANCE OF LEGAL ON FILE

01 PERSONAL PROPERTY 02 BOTTLING

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 1,076

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought	Machinery
During	& Equipment
2015	1,277*33%
Prior	2,849*23%
Total	4,126
TCV->	1,076

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 4,126 TCV= 1,076 Assessed Value= 500

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-018-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
146 CARRINGTON STREET

Owner's Name/Address
RUSSELL CANOES
207 N GROVE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / / MBT Com.
MAP #:
2026 Est TCV 6,089

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements
[ ] Dirt Road
[ ] Gravel Road
[ ] Paved Road
[ ] Storm Sewer
[ ] Sidewalk
[ ] Water
[ ] Sewer
[ ] Electric
[ ] Gas
[ ] Curb
[ ] Street Lights
[ ] Standard Utilities
[ ] Underground Utils.

Topography of Site
[ ] Level
[ ] Rolling
[ ] Low
[ ] High
[ ] Landscaped
[ ] Swamp
[ ] Wooded
[ ] Pond
[ ] Waterfront
[ ] Ravine
[ ] Wetland
[ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought Machinery
During & Equipment
Prior 17,779*23%
Total 17,779
TCV-> 4,089

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	2000	TBL	2000
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 19,779 TCV= 6,089 Assessed Value= 3,000

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-019-001-16 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
707 W HURON

Owner's Name/Address
MEIHLS HEATING AND COOLING
DAN MEIHLS JR
707 W HURON
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / / MBT Com.
MAP #:
2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 00 TCV= 00 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-019-001-19 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

WELLS FARGO VENDOR FINANCIAL SERV
PROPERTY TAX COMPLIANCE
PO BOX 36200
BILLINGS, MT 59107

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 51,147

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Machinery & Equipment
2018	59,134*42%
2016	73,087*36%
Total	132,221
TCV->	51,147

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 132,221 TCV= 51,147 Assessed Value= 25,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-030-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

DIRECTTV
RE/R11/MS A130
2250 E IMPERIAL HIGHWAY
EL SEGUNDO, CA 90245

Tax Description *BALANCE OF LEGAL ON FILE

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 2,953

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought Computer
During Equipment
Prior 36,914*8%
Total 36,914
TCV-> 2,953

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 36,914 TCV= 2,953 Assessed Value= 1,500

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-030-004-03 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

DISH NETWORK LLC
KROLL LLC
PO BOX 2789
ADDISON, TX 75001

Tax Description *BALANCE OF LEGAL ON FILE

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 359

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought	Computer				
During	Equipment				
Prior	4,490*8%				
Total	4,490				
TCV->	359				
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value	
Section G. Other Assessable Personal Property		0	100	0	
Section H. Assessable Tools		0	100	0	
Section I. Qualified Personal Property		0	100	0	
Section M. Leasehold Improvements		0	TBL	0	
Section N. Buildings on Leased Land		0	TBL	0	
Section O. Rental Information		0	100	0	
13. Idle Equipment		0	TBL	0	
14. Construction in Progress		0	50	0	
15 & 16. Cable, Utility & Cellular Assets		0	TBL	0	
Solar Energy		0	100	0	
Pages 3 to 4. Other Personal Property		Claimed Value	Depr	Depr.Value	
Total Cost New=	4,490	TCV=	359	Assessed Value=	200

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-030-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

SUNDAES AFTERNOON
STANGE EDWARD & ROXANNE
600 TWINING ROAD
TURNER, MI 48765

Tax Description *BALANCE OF LEGAL ON FILE

PERSONAL PROPERTY

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 4,496

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Machinery & Equipment
2012	3,552*28%
Prior	15,220*23%
Total	18,772
TCV->	4,496

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 18,772 TCV= 4,496 Assessed Value= 2,200

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-030-021-11 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
407 N CENTER STREET

Owner's Name/Address
TURN A NEW LEAF
PO BOX 132
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
PERSONAL PROPERTY
LOCATED AT 407 N CENTER, OMER, MI 48749
030-0-015-300-010-00

Comments/Influences

Class: COMMERCIAL PERSON Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / / MBT Com.
MAP #:
2026 Est TCV 24

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements
( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site
( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Furniture & Fixtures
2011	200*12%
Total	200
TCV->	24

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 200 TCV= 24 Assessed Value= 00

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-9-900-015-005-18 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

VERIZON WIRELESS
CELLCO PARTNERSHIP
KROLL
PO BOX 2549
ADDISON, TX 75001

Tax Description *BALANCE OF LEGAL ON FILE

NETWORK CELL SITE 240 HIGH STREET

Comments/Influences

VALUES REQUESTED CONSTANTLY THIS TIME
FROM CAROL DEWINT ON 7/31/19
CAROL ANN DEWINT
CONSULTANT
PROPERTY TAX PARTNERS, LLP
5810 WILSON ROAD, SUITE 105
HUMBLE, TX 77396
PHONE: (832) 699-8891
FAX (832) 699-8891
CADEWINT@PROPERTY-TAX-PARTNERS.COM

Class: COMMERCIAL PERSON Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / MBT Com.

MAP #:

2026 Est TCV 27,250

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Cellular Equipment	Machinery & Equipment
2017	94,699*4%	25,155*38%
2016	54,061*4%	31,600*36%
Prior	9,123*4%	
Total	157,883	56,755
TCV->	6,315	20,935

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	157883	TBL	6315
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 214,638 TCV= 27,250 Assessed Value= 13,600

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-013-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

D & M R R

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E E 1/2 OF LOTS 8-9-10, BLK 13
02 VILLAGE OF OMAR

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-000-015-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E STRIP OF LAND 4 RDS WIDE E OF ADJ TO ELY LINE OF D&M RR R/W ACROSS LTS 12 TO 19 INC BLK 15 VIL OF OMAR MAP

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 2,340

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			00.780 Acres		00	100.000		00
RATE TABLE 7 CO SCRUB ACRE			1 Units		3,000.00000	100		2
0.78 Total Acres							Total Est. Land Value =	2,340

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,200	0	1,200			560C
2025	700	0	700			546C
2024	600	0	600			530C
2023	600	0	600			505C

Parcel Number: 030-0-015-100-100-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 NE 1/4 OF NE 1/4 E OF D&M RR & STRIP OF LD 4 RDS WIDE E OF & ADJ TO E LINE OF RR ACROSS E 1/2 OF SE 1/4 OF NE 1/4

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 3,960

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 7 CO SCRUB ACRE			1 Units		3,000.00000	100		3
RATE TABLE 7 ROW			2 Units		0.00000	0		0
0.00 Total Acres							Total Est. Land Value =	3,960

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	0	2,000			317C
2025	1,300	0	1,300			309C
2024	300	0	300			300S
2023	300	0	300			300S

Parcel Number: 030-0-015-400-005-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS ENERGY
PO BOX 740309
CINCINNATI, OH 45274-0309

Tax Description *BALANCE OF LEGAL ON FILE

A PART OF THE E 1/2 OF THE SE 1/4 OF SEC 15B T19N R5E CITY OF OMER ARENAC COUNTY MICHIGAN: COM AT E 1/4 SEC COR TH S00 DEG 48'14"E 1081.86 FT ON E SEC L TH S89 DEG 11'46"W 926 FT TO THE POINT OF BEGINNING TH S89 DEG 48'24"W 400 FT = W/S L OF ANGUS W MCDONELL'S ADDITION TO THE VILLAGE OF OMER PLAT TH N00 DEG 54'13"W 171.95 FT TH N25 DEG 59'08"E 142.68 FT TO A PT 33 FT S OF S PLAT LINE THE N89 DEG 48'24"E 33 FT S OF AND = TO SAID PLAT LINE 335.47 FT TH S00 DEG 54'13"E = W/E 1/8 L 300 FT BK TO THE POB. 2.66 ACRES M/L

ALSO A PAR DESC AS T19N R5E SEC 15 E1/2 SE ¼ COM AT E ¼ COR OF SD SEC TH S00*48'14" E 1081.86FT TH S89*11'46" W 30

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 7,980

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who When What

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			02.660 Acres		00	100.000		00
RATE TABLE 7 CO SCRUB ACRE			3 Units		3,000.00000	100		7
2.66 Total Acres							Total Est. Land Value =	7,980

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	0	4,000			2,567C
2025	0	0	0	2,500J		2,500C
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-015-400-105-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 STRIP OF LD 2 RDS WIDE E OF & ADJ TO E LINE OF D&M RR ACROSS PT OF SW 1/4 OF SE 1/4 LYING SLY OF RIFLE RIV EXC THAT PART LYING IN THE TOWNSHIP OF ARENAC DESC AS BEG 42 RDS E OF S 1/4 POST TH N TO S 1/8 LINE E 132 FT S TO S SEC LINE W 132 FT TO POB

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 1,770

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			00.590 Acres		00	100.000		00
RATE TABLE 7 CO SCRUB ACRE			1 Units		3,000.00000	100		1
0.59 Total Acres							Total Est. Land Value =	1,770

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	900	0	900			616C
2025	600	0	600			600S
2024	1,100	0	1,100			872C
2023	1,100	0	1,100			831C

Parcel Number: 030-0-015-400-125-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PC LD 4 RDS WIDE E OF & ADJ TO D&M RR R/W BEG AT SW COR OF BLK 4 ANGUS C DONNELLS ADD TO VIL OF OMER TH SWLY ALONG E SIDE OF D&M RR TO RIFLE RIV ALSO THAT PRT OF NW 1/4 OF SE 1/4 LYING ELY OF SD 4 RD STRIP EXCEPT PART SET OFF TO ARENAC TWP.

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 5,520

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	08/15/2015	INSPECTED

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			01.840 Acres		00	100.000		00
RATE TABLE 7 CO SCRUB ACRE			2 Units		3,000.00000	100		5
1.84 Total Acres							Total Est. Land Value =	5,520

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,800	0	2,800			634C
2025	1,700	0	1,700			618C
2024	600	0	600			600S
2023	600	0	600			600S

Parcel Number: 030-0-M10-001-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

LAKE STATE R/R CO
750 N WASHINGTOM AVE
SAGINAW, MI 48607

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOTS 1 THRU 6, BLK 1 MCDONNELLS ADD

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R2 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 0

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table CITY.CITY,CO,ST & EXEMPT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Parcel Number: 030-0-M10-001-007-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
HIGH ST

Owner's Name/Address
CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 7-8-9 BLK 1 MCDON ADD VIL OF OMAR MAP

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 7,228

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			00.580 Acres		00	100.000		00
RATE TABLE 7 CO SCRUB ACRE			1 Units		3,000.00000	100		1
0.58 Total Acres							Total Est. Land Value =	1,740

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Lump Sum Items				
Description	Rate	Size	% Good	Cash Value
CI16/YARI/CHALF/06'/	16.45	232	75	2,862
CI16/YARI/CHALF/06'/	685.00	4	75	2,055
CI16/YARI/CHALF/06'?	2.80	272	75	571
Total Estimated Land Improvements True Cash Value =				5,488

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	900	2,700	3,600			1,481C
2025	600	2,700	3,300			1,443C
2024	1,400	0	1,400			1,400S
2023	1,400	0	1,400			1,400S

Parcel Number: 030-0-M10-004-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE

STRIP OF LAND 4 RDS WIDE E OF & ADJ TO E SIDE OF D&M RR R/W ACROSS LTS 2 TO 6 INCL BLK 4 MCDON ADD

Comments/Influences

Class: INDUSTRIAL-VACANT Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 1,680

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table IND.INDUSTRIAL

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
ACRE TABLE 1			00.560 Acres		00	100.000		00
RATE TABLE 7 CO SCRUB ACRE			1 Units		3,000.00000	100		1
0.56 Total Acres							Total Est. Land Value =	1,680

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	800	0	800			371C
2025	500	0	500			362C
2024	600	0	600			352C
2023	600	0	600			336C

Parcel Number: 030-0-900-001-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
415 N US 23

Owner's Name/Address
A&S STARTER COMPANY
PO BOX 159
415 N US 23
OMER, MI 48749-0159

Tax Description *BALANCE OF LEGAL ON FILE
01 PERSONAL PROPERTY

Comments/Influences

Class: INDUSTRIAL-PERSON Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / / MBT Ind.
MAP #:
2026 Est TCV 5,755

Building Permit(s)	Date	Number	Status

[ ] Improved [ ] Vacant

Public Improvements
[ ] Dirt Road
[ ] Gravel Road
[ ] Paved Road
[ ] Storm Sewer
[ ] Sidewalk
[ ] Water
[ ] Sewer
[ ] Electric
[ ] Gas
[ ] Curb
[ ] Street Lights
[ ] Standard Utilities
[ ] Underground Utils.

Topography of Site
[ ] Level
[ ] Rolling
[ ] Low
[ ] High
[ ] Landscaped
[ ] Swamp
[ ] Wooded
[ ] Pond
[ ] Waterfront
[ ] Ravine
[ ] Wetland
[ ] Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	0	0	0			0
2024	0	0	0			0
2023	0	0	0			0

Form 5076 Accepted

Bought During	Furniture & Fixtures	Machinery & Equipment	Computer Equipment
Prior	4,195*12%	22,380*23%	1,316*8%
Total	4,195	22,380	1,316
TCV->	503	5,147	105

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	0	TBL	0
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 27,891 TCV= 5,755 Assessed Value= 2,900

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-002-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NEIL RONNIE & HANNAH		0	03/12/1998	WD	03-ARM'S LENGTH		OTHER	
ATWELL, CHARLES & SHAREN	NEIL, RONNIE L & HANNAH B	20,181	12/07/1995	LC	33-TO BE DETERMINED	255/285	OTHER	100.00
BAKER, WILIAM E & PHYLLIS	ATWELL, CHARLES & SHAREN	25,000	12/07/1995	WD	21-NOT USED/OTHER	255/284	OTHER	100.00

Property Address
120 S MAIN STREET

Owner's Name/Address
NEIL RONNIE & HANNAH
120 S MAIN STREET
PO BOX 231
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LOT 5, LOT 11 & PART OF LOT 12 BEG AT NE COR, TH S 15 FT, TH W 60 FT, TH N 15 FT, TH E 60 FT TO POB BLK 2

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 74,169 TCV/TFA: 52.60

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	82.50	1.0000	0.7906	60	100		3,131
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,131

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,600	35,500	37,100			22,602C
2025	1,600	31,700	33,300			22,008C
2024	1,300	32,200	33,500			21,347C
2023	1,300	28,400	29,700			20,331C

Parcel Number: 030-0-000-002-005-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1194 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 54
Floor Area: 1410
Total Base New: 171,021 E.C.F.
Total Depr Cost: 79,213 X 0.629
Estimated T.C.V.: 49,825

(16) Porches/Decks	
Area	Type
114	WCP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1194 SF Floor Area = 1410 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	622			
1.5 Story	Siding	Basement	432			
1 Story	Siding	Basement	140			
			Total:	164,188	75,526	
Other Additions/Adjustments						
Porches						
WCP (1 Story)			114	4,529	2,627	*58%
Water/Sewer						
Public Water			1	1,152	530	
Public Sewer			1	1,152	530	
			Totals:	171,021	79,213	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 49,825

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 128
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	40 X 24 = 960
Cost New	$32,141
Combined % Good	66/100/100/100 66.0
Depreciated Cost	$21,213
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$21,213
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 21,213 / All Cards: 21,213

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-002-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SISSON KELLI	IRWIN RONALD	57,500	04/23/2021	WD	03-ARM'S LENGTH	202101986	PROPERTY TRANSFER	100
BARBER HARRISON & EILEEN	SISSON KELLI	0	01/09/2006	QC	33-TO BE DETERMINED	479/210	OTHER	100.00

Property Address
130 S MAIN STREET

Owner's Name/Address
IRWIN RONALD
PO BOX 42
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 6-7-12-13 BLK 2 VIL OF OMAR MAP EXC PRT OF LT 12 BEG AT NE COR TH S 15 FT W 60 FT N 15 FT E 60 FT TO POB

SURVEY RECRODED 11/21/2019 201903895

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/23/2021
MAP #:
2026 Est TCV 94,475 TCV/TFA: 65.61

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	67.00	165.00	1.0000	1.1180	60	100		4,495

67 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,495

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	25.06	24	83	499
Total Estimated Land Improvements True Cash Value =				499

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,200	45,000	47,200			32,918C
2025	2,200	38,800	41,000			32,053C
2024	1,900	39,700	41,600			31,090C
2023	1,900	34,100	36,000			29,610C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1020 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 36
Floor Area: 1440
Total Base New: 222,507 E.C.F.
Total Depr Cost: 142,259 X 0.629
Estimated T.C.V.: 89,481

(16) Porches/Decks	
Area	Type
88	CPP

(17) Garage
Year Built: 1946
Car Capracity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 63
Storage Area: 0
No Conc. Floor: 0
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1020 SF Floor Area = 1440 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	840			
1 Story	Siding	Basement	180			
			Total:	196,867	125,994	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,478	2,866	
Water/Sewer						
Septic System - MI			1	4,689	3,001	
Public Water			1	1,465	938	
Garages						
Class: C Exterior: Pole (Unfinished)						
Base Cost			400	12,496	7,872	*63%
Porches						
CPP			88	1,952	1,230	*63%
Built-Ins						
Vented Hood			1	560	358	
			Totals:	222,507	142,259	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 89,481

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-002-013-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DESIMPELAERE EMILY	ROGERS DERIC P	0	05/02/2022	QC	21-NOT USED/OTHER	202203183	DEED	
STALEY CHARLES HENRY	DUFORT PATRICIA M	100	04/15/1999	QC	03-ARM'S LENGTH	305/221	OTHER	100.00

Property Address

Owner's Name/Address

ROGERS DERIC P
1235 N ROGER RD
LINWOOD, MI 48634-9804

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 33 FT S OF SE COR OF BLK 2 TH S ALONG W SIDE OF MAIN ST TO RIFLE RIV TH NWLY ALONG RIFLE RIV TO PNT DUE W TO POB TH E TO POB EXC LAND BEG 257 FT S OF NE COR OF LT 4 BLK 3 TH W 225 FT S 225 FT, E 225 FT N 225 FT TO POB VIL OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 50,744 TCV/TFA: 105.72

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			258 Units		60.00000	100	100	15,48
0.00 Total Acres							Total Est. Land Value =	15,480

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,700	17,700	25,400			15,695C
2025	7,700	15,400	23,100			15,283C
2024	6,500	15,700	22,200			14,824C
2023	6,500	13,500	20,000			14,119C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 32
Floor Area: 480
Total Base New: 82,462 E.C.F.
Total Depr Cost: 56,064 X 0.629
Estimated T.C.V.: 35,264

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 5 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 480 SF Floor Area = 480 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	480		
			Total:	73,805	50,177

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	3,189
Public Water	1	1,465	996
Fireplaces			
Wood Stove	1	2,503	1,702
Totals:		82,462	56,064

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 35,264

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-004-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNKNOWN	YOUNG DAVID & MAUREEN	70,000	01/31/1996	PTA	03-ARM'S LENGTH	210/53	OTHER	100
INVESTMENT MANAGERS OF AM	YOUNG DAVID & MAUREEN	1	09/22/1989	QC	33-TO BE DETERMINED	210/53	OTHER	

Property Address
100 E BROAD STREET

Owner's Name/Address
YOUNG DAVID & MAUREEN
PO BOX 81547
ROCHESTER, MI 48308-1547

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 1 & 2 & W 1/2 OF LTS 6 & 7 BLK 4 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 219,514 TCV/TFA: 79.62

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	07/15/2014	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			225 Units	60.00000		100	100	13,50
0.00 Total Acres							Total Est. Land Value =	13,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1200	83	6,932
Total Estimated Land Improvements True Cash Value =				6,932

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,800	103,000	109,800			47,968C
2025	6,800	89,700	96,500			46,707C
2024	5,600	91,600	97,200			45,303C
2023	5,600	79,600	85,200			43,146C

Parcel Number: 030-0-000-004-001-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1947	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 960 S.F.
Crawl: 1077 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

2	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +5
Effec. Age: 26
Floor Area: 2757
Total Base New: 380,785 E.C.F.
Total Depr Cost: 281,512 X 0.629
Estimated T.C.V.: 177,071

(16) Porches/Decks

Area	Type
48	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 5 Blt 1947

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2037 SF Floor Area = 2757 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Basement	960			
1 Story	Siding	Crawl Space	357			
1 Story	Siding	Crawl Space	504			
1 Story	Siding	Crawl Space	216			
			Total:	358,680	265,413	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,478	3,314	
2 Fixture Bath			1	2,996	2,217	
Porches						
CPP			48	1,231	652	*53%
Water/Sewer						
Public Water			1	1,465	1,084	
Public Sewer			1	1,465	1,084	
Fireplaces						
Interior 1 Story			2	10,470	7,748	
			Totals:	380,785	281,512	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 177,071

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - Bank (2 Story) - G
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Good
# of Walls, Perimeter	4 Wall, 84
Height	14
Heating System	No Heating/Cooling
Length/Width/Area	22 X 20 = 440
Cost New	$30,571
Combined % Good	72/100/100/100 72.0
Depreciated Cost	$22,011
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$22,011
Comments	2 STORY GAMBREL ROOF

Total Estimated True Cash Value of Agricultural Improvements / This Card: 22,011 / All Cards: 22,011

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-004-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON TIMOTHY W & PEGGY	MORLEY AMY L	70,000	08/01/2012	WD	03-ARM'S LENGTH	202303177	DEED	100
MORLEY AMY L	CAMPAU KYLE	0	07/30/2012	LC	33-TO BE DETERMINED	201202969	DEED	
NELSON TIMOTHY & PEGGY	MORLEY AMY	70,000	06/06/2008	LC	03-ARM'S LENGTH	533/572	OTHER	100.00
BOYER	NELSON, TIMOTHY & PEGGY	37,000	04/25/1994	WD	03-ARM'S LENGTH	238/418	OTHER	

Property Address
130 BROAD STREET

Owner's Name/Address
CAMPAU KYLE
PO BOX 24
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E E 1/2 OF LTS 6 & 7 BLK 4 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/28/2013
MAP #:
2026 Est TCV 73,401 TCV/TFA: 58.25

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	66.00	1.0000	0.7071	60	100		5,600
132 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			5,600

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,800	33,900	36,700			21,303C
2025	2,800	29,600	32,400			20,743C
2024	2,300	30,400	32,700			20,120C
2023	2,300	26,100	28,400			19,162C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
5	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small
	Wood Sash		
	Metal Sash		
X	Vinyl Sash		
X	Double Hung		
X	Horiz. Slide		
	Casement		
	Double Glass		
	Patio Doors		
	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1260 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas		Oil		Elec.
	Wood		Coal	X	Steam
	Forced Air w/o Ducts				
	Forced Air w/ Ducts				
X	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1260
Total Base New: 185,847 E.C.F.
Total Depr Cost: 107,791 X 0.629
Estimated T.C.V.: 67,801

(16) Porches/Decks	
Area	Type
20	CPP
20	CPP

(17) Garage
Year Built: 1960
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 58
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Hot Water
Ground Area = 1260 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1+ Story	Siding	Crawl Space	1,080		
1 Story	Siding	Crawl Space	180		
			Total:	160,199	92,916

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,544
Public Water	1	1,300	754
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	480	18,926	10,977
Porches			
CPP	20	518	300
CPP	20	518	300
Totals:		185,847	107,791

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 67,801

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-004-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NELSON LAWRENCE & BERNICE	ALLEN VICKI LYNN	0	03/27/2024	QC	21-NOT USED/OTHER	202400895	DEED	100
RITTENOUR PAUL	NELSON LAWRENCE	16,000	08/25/2011	WD	03-ARM'S LENGTH	201102881	OTHER	100.00

Property Address
230 S GEORGE STREET

Owner's Name/Address
ALLEN VICKI LYNN
230 S GEORGE ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 8-9-10 BLK 4 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/15/2025
MAP #:
2026 Est TCV 78,338 TCV/TFA: 50.22

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	132.00	1.0000	1.0000	60	100		11,880
198 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	11,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	31.07	36	49	548
Shed: Wood Frame	21.37	144	83	2,554
Total Estimated Land Improvements True Cash Value =				3,102

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	33,300	39,200			35,842C
2025	5,900	29,000	34,900			34,900U
2024	5,000	29,600	34,600			21,085C
2023	5,000	25,500	30,500			20,081C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
4	1st Floor
3	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1028 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 42
Floor Area: 1560
Total Base New: 173,666 E.C.F.
Total Depr Cost: 100,725 X 0.629
Estimated T.C.V.: 63,356

(16) Porches/Decks

Area	Type
112	WGEP (1 Story)
90	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1028 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	532		
1 Story	Siding	Crawl Space	496		
			Total:	157,484	91,339

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	2,383
Public Water	1	1,152	668
Porches			
WGEP (1 Story)	112	9,289	5,388
CPP	90	1,632	947
Totals:		173,666	100,725

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 63,356

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-005-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILGA PATRICIA	FGU	0	03/01/2013	SD	21-NOT USED/OTHER	201301388	OTHER	

Property Address
119 S MAIN STREET

Owner's Name/Address
WILGA PATRICIA
119 S MAIN STREET
PO BOX 131
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E LTS 1 & 3 BLK 5 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/01/2014
MAP #:
2026 Est TCV 123,904 TCV/TFA: 78.22

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	131.00	132.00	1.0000	1.0000	60	100		7,860

131 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	640	83	3,697

Total Estimated Land Improvements True Cash Value = 3,697

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,900	58,100	62,000			34,723C
2025	3,900	50,700	54,600			33,811C
2024	3,300	51,900	55,200			32,795C
2023	3,300	44,700	48,000			31,234C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

1	Basement
5	1st Floor
4	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
X	Insulation		

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Ave.
			Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 792 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 32
Floor Area: 1584
Total Base New: 255,381 E.C.F.
Total Depr Cost: 178,612 X 0.629
Estimated T.C.V.: 112,347

(16) Porches/Decks

Area	Type
108	CCP (1 Story)
60	CCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 720
% Good: 83
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Space Heater
Ground Area = 792 SF Floor Area = 1584 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Basement	792			
			Total:	206,499	140,419	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,478	3,045	
Water/Sewer						
Septic System - MI			1	4,689	3,189	
Public Water			1	1,465	996	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			720	27,972	23,217	*83%
Porches						
CCP (1 Story)			108	3,173	2,634	*83%
CCP (1 Story)			60	1,870	1,552	*83%
Fireplaces						
Interior 1 Story			1	5,235	3,560	
			Totals:	255,381	178,612	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 112,347

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-005-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HEGENAUER RICHARD	SHOULTES JESSE	48,000	05/22/2017	WD	03-ARM'S LENGTH	201701914	OTHER	100

Property Address
132 GEORGE STREET

Owner's Name/Address
SHOULTES JESSE
PO BOX 272
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E E 1/2 OF LTS 4 & 5 & LTS 9 & 10 02 BLK 5 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/23/2017
MAP #:
2026 Est TCV 103,895 TCV/TFA: 49.95

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	07/15/2014	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	198.00	1.0000	1.2247	60	100		9,700
132 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			9,700

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	47,000	51,900			30,523C
2025	4,900	40,700	45,600			29,721C
2024	4,000	41,800	45,800			28,828C
2023	4,000	36,000	40,000			27,456C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

1	Basement
4	1st Floor
4	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1280 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D +10
Effec. Age: 37
Floor Area: 2080
Total Base New: 229,325 E.C.F.
Total Depr Cost: 144,111 X 0.629
Estimated T.C.V.: 90,646

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
264	CPP
54	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D 10 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 2080 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	800			
1 Story	Siding	Crawl Space	288			
1 Story	Siding	Crawl Space	192			
			Total:	218,169	137,445	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	2,589	
Public Water			1	1,152	726	
Porches						
CPP			264	3,701	2,332	
CPP			54	1,156	728	
CCP (1 Story)			24	1,038	291	*28%
			Totals:	229,325	144,111	

Notes: GARAGE NO VALUE

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 90,646

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose	Farm Utility Buildings
Year Built		
Class/Construction	D,Frame	D,Frame
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 104	Lean-To, 88
Height	10	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	28 X 24 = 672	28 X 16 = 448
Cost New	$27,982	$10,489
Combined % Good	20/100/60/60 7.2	26/100/75/75 14.6
Depreciated Cost	$2,015	$1,534
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$2,015	$1,534
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 3,549 / All Cards: 3,549

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-006-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WALKER PHILLIP & HELEN	FGU	0	04/18/2013	SD	21-NOT USED/OTHER	201301389	OTHER	
WALKER PHILLIP & CAROL	WALKER PHILLIP & HELEN	1	12/07/2011	QC	09-FAMILY/RELATED ENTITY	201104132	OTHER	
CARVER GRANT & BRENDA	WALKER PHILLIP & CAROL	1	06/03/1998	QC	03-ARM'S LENGTH	289/253	OTHER	

Property Address
154 N MAIN STREET

Owner's Name/Address
WALKER PHILLIP & HELEN ANN
154 MAIN STREET
OMER, MI 48749-0113

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 1, 2, N 3 FT OF LOT 3 BLK 6 VIL OF OMAR MAP CITY OF OMER

Comments/Influences
PORCH PERMIT - NOTHING DONE
12/15/2015, 1/16/15 OR 10/5/2016

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/01/2014
MAP #:
2026 Est TCV 42,122 TCV/TFA: 77.15

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	135.00	97.50	1.0000	0.8594	60	100		6,961

135 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,961

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	336	83	1,804
Shed: Wood Frame	27.15	90	83	2,029
Total Estimated Land Improvements True Cash Value =				3,833

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,500	17,600	21,100			13,328C
2025	3,500	15,700	19,200			12,978C
2024	2,900	16,100	19,000			12,588C
2023	2,900	13,900	16,800			11,989C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1967	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Tile
Other:

(6) Ceilings			
X	Tile		

(7) Excavation
Basement: 0 S.F.
Crawl: 480 S.F.
Slab: 66 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
X	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 546
Total Base New: 93,778 E.C.F.
Total Depr Cost: 49,806 X 0.629
Estimated T.C.V.: 31,328

(16) Porches/Decks	
Area	Type
40	CPP

(17) Garage
Year Built: 1987
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1967

(11) Heating System: Wall/Floor Furnace, Wood Furnace Add-On
Ground Area = 546 SF Floor Area = 546 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	480			
1 Story	Siding	Slab	66			
			Total:	72,449	38,399	

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,386	2,325	
Public Water	1	1,300	689	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	320	14,624	7,751	
Porches				
CPP	40	1,019	642	*63%
	Totals:	93,778	49,806	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 31,328

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-006-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
US DEPARTMENT OF HOUSING	POLITTE JACOB	15,000	02/24/2010	LC	33-TO BE DETERMINED	559/753	OTHER	100
THOMAS D ZIMMERMAN	US DEPARTMENT OF HOUSING	1	01/27/2009	WD	03-ARM'S LENGTH	555/430	OTHER	
CAMPBELL KAREN ET AL	THOMAS D ZIMMERMAN	55,000	09/02/2004	WD	03-ARM'S LENGTH	442/315	OTHER	100.00
CAMPBELL KAREN	CAMPBELL KAREN ET AL	1	04/13/2004	QC	03-ARM'S LENGTH	429/621	DEED	

Property Address

146 N MAIN STREET

Owner's Name/Address

POLITTE JACOB
LAKE TINA
146 N MAIN STREET
PO BOX 263
OMER, MI 48749-0263

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LT 4 BLK 6 VIL OF OMAR MAP, CITY OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 02/18/2010

MAP #:

2026 Est TCV 51,948 TCV/TFA: 67.64

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	128.50	1.0000	0.9867	60	100		3,907
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			3,907

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	24,000	26,000			15,072C
2025	2,000	21,000	23,000		0A	0
2024	1,600	21,600	23,200		0D	0
2023	1,600	18,600	20,200			13,558C

Parcel Number: 030-0-000-006-004-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small
	Wood Sash		
	Metal Sash		
	Vinyl Sash		
	Double Hung		
	Horiz. Slide		
	Casement		
	Double Glass		
	Patio Doors		
	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
X	Forced Air w/ Ducts				
	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 38
Floor Area: 768
Total Base New: 117,441 E.C.F.
Total Depr Cost: 76,376 X 0.629
Estimated T.C.V.: 48,041

(16) Porches/Decks	
Area	Type
16	CPP
16	CPP

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 352
% Good: 84
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	768			
			Total:	97,313	60,333	

Other Additions/Adjustments

Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost	352	15,488	13,010	*84%	
Door Opener	1	468	393		
Water/Sewer					
Public Water	1	1,300	806		
Public Sewer	1	1,300	806		
Built-Ins					
Vent Fan	1	270	167		
Vented Hood	1	474	294		
Porches					
CPP	16	414	348	*84%	
CPP	16	414	219	*53%	
Totals:		117,441	76,376		

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 48,041

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-006-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON COREY	STRICKLER HOLLY	37,000	10/12/2017	WD	21-NOT USED/OTHER	201703595 2017	OTHER	100
JOHNSON COREY	STRICKLER MATTHEW & HOLLY	37,000	10/12/2017	WD	21-NOT USED/OTHER	201703595	OTHER	
SZOSTAK STEPHEN & KIMBERL	JOHNSON COREY	52,500	10/30/2003	WD	03-ARM'S LENGTH	418/623	OTHER	100.00
TOMASZEWSKI	RIOPELLE	43,200	01/24/1992	WD	21-NOT USED/OTHER	218/172	OTHER	

Property Address
131 GEORGE STREET

Owner's Name/Address
STRICKLER MATTHEW & HOLLY
131 GEORGE STREET
PO BOX 101
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 6,7,8 AND THE N 17 FT OF LOT 10 BLK 6 MAP OF VIL OF OMER, CITY OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/12/2017
MAP #:
2026 Est TCV 121,624 TCV/TFA: 106.78

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	215.00	110.00	1.0000	0.9129	60	100		11,776

215 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 11,776

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	4300	75	9,997
Shed: Wood Frame	27.96	120	83	2,785
Shed: Wood Frame	32.26	80	83	2,142

Total Estimated Land Improvements True Cash Value = 14,924

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	54,900	60,800			38,373C
2025	5,900	48,900	54,800			37,365C
2024	4,900	49,900	54,800			36,242C
2023	4,900	43,400	48,300			34,517C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall	X	Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		
X	Tile		

(7) Excavation
Basement: 0 S.F.
Crawl: 799 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
X	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
1	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1139
Total Base New: 189,588 E.C.F.
Total Depr Cost: 150,913 X 0.629
Estimated T.C.V.: 94,924

(16) Porches/Decks	
Area	Type
54	CGEP (1 Story)
60	WCP (1 Story)
160	Treated Wood
96	Frame Wall

(17) Garage
Year Built: 1976
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts, Wood Furnace Add-On
Ground Area = 799 SF Floor Area = 1139 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	680			
1 Story	Siding	Crawl Space	119			
			Total:	145,572	116,457	

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,689	3,751	
Public Water	1	1,465	1,172	
Deck				
Treated Wood	160	3,446	1,999	*58%
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	480	21,144	16,915	
Common Wall: 1 Wall	1	-2,589	-2,071	
Door Opener	1	527	422	
Porches				
CGEP (1 Story)	54	5,226	4,181	
WCP (1 Story)	60	3,727	2,982	
Built-Ins				
Unvented Hood	1	322	258	
Breezeways				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-007-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURNS LARRY & PROPER PENN	HILGER CURT	86,000	01/21/2025	WD	03-ARM'S LENGTH	202500185	DEED	100
RIEFFEL WILLIAM	BURNS LARRY & PROPER PENN	21,900	07/19/2021	LC	03-ARM'S LENGTH	202102973	DEED	
SIAN ALAN	RIEFFEL WILLIAM	1	08/07/2019	QC	33-TO BE DETERMINED	201902590	DEED	
RIEFFEL WILLIAM	SIAN ALAN	0	07/11/2018	QC	21-NOT USED/OTHER	201802365	OTHER	100.00

Property Address
217 CLYDE STREET

Owner's Name/Address
HILGER CURT
217 CLYDE ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LT 1 BLK 7 MAP OF VILLAGE OF OMER CITY OF OMER

Comments/Influences
QCD FROM LC HOLDERS TO FIRST NATIONAL BANK- 324/311 DTD 4/26/2000
NOT A TRANSFER
HOUSE GUTTED

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/31/2025
MAP #:
2026 Est TCV 68,121 TCV/TFA: 88.70

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	07/15/2014	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	32.26	80	83	2,142
Total Estimated Land Improvements True Cash Value =				2,142

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	32,100	34,100			34,100U
2025	2,000	28,300	30,300			19,651C
2024	1,700	29,000	30,700			19,061C
2023	1,700	24,900	26,600			18,154C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
4	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 768 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
X	Central Air
X	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 768
Total Base New: 157,888 E.C.F.
Total Depr Cost: 98,600 X 0.629
Estimated T.C.V.: 62,019

(16) Porches/Decks	
Area	Type
60	CSEP (1 Story)
180	Frame Wall

(17) Garage
Year Built: 1965
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts, Wood Furnace Add-On
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1+ Story	Siding	Crawl Space	600			
1 Story	Siding	Crawl Space	168			
			Total:	116,133	73,163	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	2,954	
Public Water			1	1,465	923	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			624	25,272	15,921	
Common Wall: 1 Wall			1	-2,589	-1,631	
Porches						
CSEP (1 Story)			60	3,472	1,319	*38%
Breezeways						
Frame Wall			180	9,446	5,951	
			Totals:	157,888	98,600	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 62,019

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-007-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SPEARY, RICHARD R. & TONY	SPEARY RICHARD & TONYA	18,000	06/07/1997	WD	03-ARM'S LENGTH	273/366	OTHER	

Property Address
208 PINE STREET

Owner's Name/Address
SPEARY RICHARD & TONYA
208 PINE STREET
PO BOX 83
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 2-3-4 BLK 7 VIL OF OMAR MAP
CITY OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 76,523 TCV/TFA: 70.33

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED
KD	07/10/1998	DATA ENTER

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	132.00	1.0000	1.0000	60	100		11,880
198 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	11,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.20	192	53	2,259
Total Estimated Land Improvements True Cash Value =				2,259

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	32,400	38,300			18,843C
2025	5,900	28,500	34,400			18,348C
2024	5,000	29,100	34,100			17,797C
2023	5,000	25,100	30,100			16,950C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 0 S.F.
Crawl: 1088 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 41
Floor Area: 1088
Total Base New: 165,264 E.C.F.
Total Depr Cost: 99,180 X 0.629
Estimated T.C.V.: 62,384

(16) Porches/Decks	
Area	Type
45	Treated Wood
72	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 315
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 456

Roof: Comp. Shingle

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1088 SF Floor Area = 1088 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,088		
			Total:	132,047	77,907
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,386	2,588
Public Water			1	1,300	767
Deck					
Treated Wood			45	1,589	938
Treated Wood			72	2,016	1,189
Garages					
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)					
Base Cost			315	17,227	10,164
Carports					
Comp. Shingle			456	6,699	5,627
			Totals:	165,264	99,180

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 62,384

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-007-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BELL DONALD	PLACHTA WYATT	109,600	08/05/2025	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100

Property Address
228 N MAIN STREET

Owner's Name/Address
PLACHTA WYATT
228 N MAIN ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 5-6-7 BLK 7 VIL OF OMAR MAP CITY OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 08/06/2025
MAP #:
2026 Est TCV 92,014 TCV/TFA: 91.28

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	215.00	1.0000	1.2762	60	100		10,108

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 10,108

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	800	83	1,919
D/W/P: 4in Concrete	6.47	240	83	1,289
Shed: Wood Frame	23.98	144	83	2,866

Total Estimated Land Improvements True Cash Value = 6,074

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,100	40,900	46,000			46,000U
2025	5,100	37,000	42,100			28,791C
2024	4,200	37,700	41,900			27,926C
2023	4,200	33,100	37,300			26,597C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
4	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 672 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 1008
Total Base New: 150,809 E.C.F.
Total Depr Cost: 95,009 X 0.629
Estimated T.C.V.: 59,761

(16) Porches/Decks

Area	Type
192	Frame Wall

(17) Garage

Year Built: 1965
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 676
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 672 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	672		
			Total:	112,171	70,667

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,763
Public Water	1	1,300	819
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	676	24,012	15,128
Breezeways			
Frame Wall	192	8,940	5,632
	Totals:	150,809	95,009

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 59,761

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 128
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	40 X 24 = 960
Cost New	$32,141
Combined % Good	50/100/100/100 50.0
Depreciated Cost	$16,071
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$16,071
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 16,071 / All Cards: 16,071

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-007-008-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHELL SCOTT	COOK JAMES D	20,000	07/07/2021	WD	03-ARM'S LENGTH	202102970	PROPERTY TRANSFER	100
SCHELL SCOTT	SCHELL SCOTT	0	12/21/2006	QC	33-TO BE DETERMINED	504/140	OTHER	

Property Address
107 FRANKLIN STREET

Owner's Name/Address
COOK JAMES D
107 FRANKLIN ST
OMER, MI 48749-9643

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 8 & 9 EXC E 80 FT BLK 7 VIL OF OMAR MAP, CITY OF OMER.
SPLIT AND COMBINED FROM 0-000-007-008-00 AND 009-00 IN 2005

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 30,641 TCV/TFA: 23.94

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [X] Sidewalk
- [X] Water
- [X] Sewer
- [X] Electric
- [X] Gas
- [X] Curb
- [X] Street Lights
- [X] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	102.00	130.00	1.0000	0.9924	60	100		6,073

102 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,073

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	19.19	240	69	3,178
Total Estimated Land Improvements True Cash Value =				3,178

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	12,300	15,300			10,972C
2025	3,000	10,900	13,900			10,684C
2024	2,500	11,200	13,700			10,363C
2023	2,500	9,700	12,200			9,870C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1280 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 47
Floor Area: 1280
Total Base New: 178,237 E.C.F.
Total Depr Cost: 34,007 X 0.629
Estimated T.C.V.: 21,390

(16) Porches/Decks

Area	Type
24	CCP (1 Story)
96	WGEP (1 Story)
208	WGEP (1 Story)

(17) Garage

Year Built: 1966
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 432
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1280 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/60/60/19.08
Functional Depreciation because of: INSIDE IS AWFUL
Economic Depreciation because of: VERY BAD OUTSIDE

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	432		
1 Story	Siding	Slab	416		
1 Story	Siding	Slab	216		
1 Story	Siding	Slab	216		
			Total:	134,550	25,671

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	784
Public Water	1	1,152	220
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	432	15,293	2,918
Porches			
WGEP (1 Story)	96	8,373	1,598
WGEP (1 Story)	208	13,722	2,618
CCP (1 Story)	24	1,038	198
Totals:		178,237	34,007

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 21,390

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-007-008-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
119 FRANKLIN STREET

Owner's Name/Address
BELL RONNIE
119 FRANKLIN STREET
PO BOX 11
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E E 80 FT OF LTS 8 & 9 BLK 7 MAP OF VIL OF OMAR, CITY OF OMER
SPLIT & COMBINED FROM 0-000-007-008-00 AND 009-00 IN 2005

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 69,433 TCV/TFA: 65.88

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	30.00	130.00	1.0000	0.9924	60	100		1,786
RATE TABLE 6 FRONT FOOT		50 Units	60.00000		100	100		3,00
30 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,786

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	28.69	80	53	1,216
Shed: Wood Frame	22.05	196	69	2,982
Total Estimated Land Improvements True Cash Value =				4,198

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,400	32,300	34,700			12,874C
2025	2,400	28,200	30,600			12,536C
2024	2,000	28,900	30,900			12,160C
2023	2,000	24,900	26,900			11,581C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
4	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 838 S.F.
Slab: 216 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 28
Floor Area: 1054
Total Base New: 133,445 E.C.F.
Total Depr Cost: 96,104 X 0.629
Estimated T.C.V.: 60,449

(16) Porches/Decks

Area	Type
8	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1054 SF Floor Area = 1054 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=72/100/100/100/72

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	838			
1 Story	Siding	Slab	216			
			Total:	127,552	91,838	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	3,158	
Public Water			1	1,300	936	
Porches						
CPP			8	207	172	*83%
			Totals:	133,445	96,104	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 60,449

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-007-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLIVER EDWARD & MARIAN	SANCHEZ-MARTIZ ROBIN	59,000	11/20/2007	WD	03-ARM'S LENGTH	522/468	OTHER	100
OLIVER	OLIVER, JOESEPH	35,500	11/01/1994	WD	03-ARM'S LENGTH	244/247	OTHER	

Property Address
203 FRANKLIN STREET

Owner's Name/Address
SANCHEZ-MARTIZ ROBIN
203 FRANKLIN ST
OMER, MI 48749-9647

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 10 & 11 BLK 7 MAP OF OMAR

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 11/20/2007
MAP #:
2026 Est TCV 98,240 TCV/TFA: 68.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920
132 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	28.69	80	53	1,216
Total Estimated Land Improvements True Cash Value =				1,216

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	45,100	49,100			32,019C
2025	4,000	40,600	44,600			31,178C
2024	3,300	41,400	44,700			30,241C
2023	3,300	36,200	39,500			28,801C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
4	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 308 S.F.
Crawl: 966 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 1428
Total Base New: 213,827 E.C.F.
Total Depr Cost: 113,329 X 0.629
Estimated T.C.V.: 71,284

(16) Porches/Decks	
Area	Type
16	CPP
91	CPP

(17) Garage
Year Built: 0
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 384
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1274 SF Floor Area = 1428 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	308		
1 Story	Siding	Crawl Space	392		
1 Story	Siding	Crawl Space	91		
1 Story	Siding	Crawl Space	483		
			Total:	172,515	91,433

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,325
Public Water	1	1,300	689
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	384	16,339	8,660
Common Wall: 1 Wall	1	-2,421	-1,283
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	11,363
Common Wall: 1 Wall	1	-2,421	-1,283
Door Opener	1	468	248
Porches			
CPP	91	1,808	958
CPP	16	414	219
Totals:		213,827	113,329

Notes:
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2004
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 140
Height	14
Heating System	No Heating/Cooling
Length/Width/Area	40 X 30 = 1200
Cost New	$27,000
Combined % Good	66/100/100/100 66.0
Depreciated Cost	$17,820
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$17,820
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 17,820 / All Cards: 17,820

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-007-012-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BEIERS MARY ET AL	STEWART BETTY ET AL	0	04/21/2015	QC	33-TO BE DETERMINED	201501817	OTHER	
LEBLANC MAURICE TRUST	BEIERS MARY ET AL	1	07/18/2011	OTH	14-INTO/OUT OF TRUST	201102457	OTHER	100.00

Property Address
213 FRANKLIN STREET

Owner's Name/Address
STEWART BETTY ET AL
213 FRANKLIN ST
OMER, MI 48749-9647

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LT 12 BLK 7 MAP OF VIL OF OMAR

Comments/Influences
MARY BEIERS 1/5
BETTY STEWART 1/5
JOSEPH LEBLANC 1/5
AMY MCMANN 1/5
JUDY HUIZAR 1/5
DEED 201102467

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 70,306 TCV/TFA: 76.42

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			3,960

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	33,200	35,200			14,755C
2025	2,000	28,900	30,900			14,368C
2024	1,700	29,600	31,300			13,936C
2023	1,700	25,500	27,200			13,273C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
5	1st Floor
3	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 920 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 32
Floor Area: 920
Total Base New: 155,188 E.C.F.
Total Depr Cost: 105,478 X 0.629
Estimated T.C.V.: 66,346

(16) Porches/Decks

Area	Type
12	CPP

(17) Garage

Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 528
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 920 SF Floor Area = 920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	920			
			Total:	128,743	87,545	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	3,189	
Public Water			1	1,465	996	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			528	22,551	15,335	
Common Wall: 1 Wall			1	-2,589	-1,761	
Porches						
CPP			12	329	174	*53%
			Totals:	155,188	105,478	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 66,346

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-007-013-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
225 FRANKLIN STREET

Owner's Name/Address
MCMANN AMY
225 FRANKLIN ST
OMER, MI 48749-9647

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 13 & 14 BLK 7 MAP OF VIL OF OMAR

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 65,324 TCV/TFA: 67.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920
132 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	28.69	80	49	1,125
Shed: Wood Frame	24.86	120	49	1,462
Total Estimated Land Improvements True Cash Value =				2,587

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	28,700	32,700			19,021C
2025	4,000	25,300	29,300			18,521C
2024	3,300	26,000	29,300			17,965C
2023	3,300	22,400	25,700			17,110C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 0 S.F.
Crawl: 963 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 963
Total Base New: 148,048 E.C.F.
Total Depr Cost: 87,149 X 0.629
Estimated T.C.V.: 54,817

(16) Porches/Decks	
Area	Type
64	Treated Wood
50	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 963 SF Floor Area = 963 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	963			
			Total:	118,572	68,771	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,544	
Public Water			1	1,300	754	
Deck						
Treated Wood			64	1,908	1,794	*94%
Treated Wood			50	1,650	1,551	*94%
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	21,439	12,435	
Common Wall: 1/2 Wall			1	-1,207	-700	
			Totals:	148,048	87,149	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 54,817

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-008-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAN BUREN MARGUERITE	VANBUREN CARY & CLIFTON	0	04/15/2021	QC	21-NOT USED/OTHER	202101778	DEED	

Property Address
330 N MAIN STREET

Owner's Name/Address
VANBUREN CARY & CLIFTON
330 N MAIN STREET
OMER, MI 48749-0043

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 1-2-3-4-5 N 5 FT OF LOT 6 BLK 8 CITY 02 OF OMER 03 COMBINED WITH = 030-0-000-009-006-10 (94)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/15/2025
MAP #:
2026 Est TCV 122,574 TCV/TFA: 96.67

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	340.00	137.50	1.0000	1.0206	60	100		20,821

340 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 20,821

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	25.60	100	38	973

Total Estimated Land Improvements True Cash Value = 973

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,400	50,900	61,300			28,778C
2025	10,400	45,400	55,800			28,022C
2024	8,700	46,100	54,800	42,100M		27,180C
2023	8,700	28,700	37,400			25,886C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1935	1945

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1268 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1268
Total Base New: 204,788 E.C.F.
Total Depr Cost: 118,549 X 0.629
Estimated T.C.V.: 74,567

(16) Porches/Decks

Area	Type
84	WGEP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 240
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 192

Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1935

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1268 SF Floor Area = 1268 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	720		
1 Story	Siding	Basement	240		
1 Story	Siding	Basement	308		
			Total:	173,426	100,587

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,544
Public Water	1	1,300	754
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	240	12,247	7,103
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,421	-1,404
Base Cost	100	5,012	2,907
Porches			
WGEP (1 Story)	84	8,309	4,819
Carports			
Aluminum	192	2,529	1,239
Totals:		204,788	118,549

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	2023
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 112
Height	14
Heating System	No Heating/Cooling
Length/Width/Area	32 X 24 = 768
Cost New	$27,886
Combined % Good	94/100/100/100 94.0
Depreciated Cost	$26,213
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$26,213
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 26,213 / All Cards: 26,213

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-008-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CIT GROUP/CONSUMER FINANC	GEHRKE JAMES	20,100	09/06/2002	PTA	33-TO BE DETERMINED		OTHER	100
TREMBLE, HAROLD & KAY A.	GERARD CLARENCE	22,000	07/20/1994	WD	03-ARM'S LENGTH	300/256	DEED	
TREMBLE	GERARD, CLARENCE	22,000	07/20/1994	WD	03-ARM'S LENGTH	242/586	OTHER	

Property Address
300 N MAIN STREET

Owner's Name/Address
GEHRKE JAMES A TRUST
PO BOX 845
STANDISH, MI 48658-0845

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LT 9 BLK 8 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 64,199 TCV/TFA: 74.82

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	177.00	1.0000	1.1580	60	100		4,586
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,586

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	26.22	96	58	1,460
Total Estimated Land Improvements True Cash Value =				1,460

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,300	29,800	32,100			18,687C
2025	2,300	25,900	28,200			18,196C
2024	1,900	26,500	28,400			17,649C
2023	1,900	22,800	24,700			16,809C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1937	0

Condition: Average

Room List	
	Basement
4	1st Floor
	2nd Floor
1	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation

Basement: 572 S.F.
Crawl: 286 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 858
Total Base New: 147,562 E.C.F.
Total Depr Cost: 92,453 X 0.629
Estimated T.C.V.: 58,153

(16) Porches/Decks	
Area	Type
24	CCP (1 Story)
96	WGEP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1937

(11) Heating System: Forced Air w/ Ducts
Ground Area = 858 SF Floor Area = 858 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	572			
1+ Story	Siding	Crawl Space	286			
			Total:	122,612	77,245	

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,386	2,763	
Well, 200 Feet	1	9,927	6,254	
Porches				
WGEP (1 Story)	96	9,101	5,279	*58%
CCP (1 Story)	24	1,110	644	*58%
Unit-in-Place Cost Items				
SHED 40 SQ FT	48	426	268	
Totals:		147,562	92,453	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 58,153

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-008-010-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRAMM RAYMOND	PRICE BRENDA	62,000	12/23/2024	WD	03-ARM'S LENGTH	202403822	DEED	100
RICE GLEN & DEBRA	SCHRAMM RAYMOND	25,000	07/05/2018	LC	03-ARM'S LENGTH	201802340	OTHER	100.00
PLUMMER THERESA	RICE GLEN & DEBRA	0	06/21/2018	QC	21-NOT USED/OTHER	201802180	OTHER	
RICE GLEN & DEBRA	PLUMMER THERESA	22,000	05/02/2017	LC	21-NOT USED/OTHER	201702420	OTHER	100.00

Property Address
205 PINE STREET

Owner's Name/Address
PRICE BRENDA
205 PINE ST
OMER, MI 48749-5116

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 10 BLK 8 GORRIE & CARSALLEN CITY OF OMER
SPLIT FROM = 030-0-000-008-010-00 (95)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/19/2026
MAP #:
2026 Est TCV 79,657 TCV/TFA: 152.60

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
KD	07/10/1998	DATA ENTER

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	264.00	165.00	1.0000	1.1180	60	100		17,710

264 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 17,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.54	520	54	6,329

Total Estimated Land Improvements True Cash Value = 6,329

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,900	30,900	39,800			38,307C
2025	8,900	28,400	37,300		37,300A	37,300U
2024	7,400	28,900	36,300			26,240C
2023	7,400	25,400	32,800			24,991C

Parcel Number: 030-0-000-008-010-10

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	1993

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 96 S.F.
Crawl: 426 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 38
Floor Area: 522
Total Base New: 112,181 E.C.F.
Total Depr Cost: 69,623 X 0.629
Estimated T.C.V.: 43,793

(16) Porches/Decks	
Area	Type
24	CPP
48	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 560
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 522 SF Floor Area = 522 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=62/100/100/100/62

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	426			
1 Story	Siding	Basement	96			
			Total:	80,233	49,743	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	2,907	
Public Water			1	1,465	908	
Deck						
Treated Wood			48	1,667	1,034	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			560	23,470	14,551	
Porches						
CPP			24	657	480	*73%
			Totals:	112,181	69,623	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 43,793

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2004
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 112
Height	12
Heating System	No Heating/Cooling
Length/Width/Area	32 X 24 = 768
Cost New	$17,917
Combined % Good	66/100/100/100 66.0
Depreciated Cost	$11,825
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$11,825
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 11,825 / All Cards: 11,825

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-008-012-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRUDELL SUZANNE	SPRAGUE MELISSA LLC	100	04/30/2023	QC	21-NOT USED/OTHER	202301801	DEED	100
ARENAC COUNTY TREASURER	TRUDELL SUZANNE	5,600	08/20/2019	QC	33-TO BE DETERMINED	201902958	DEED	100.00
DECKER HENRY JR	ARENAC COUNTY TREASURER	0	05/02/2019	SD	33-TO BE DETERMINED		DEED	

Property Address
217 PINE STREET

Owner's Name/Address
SPRAGUE MELISSA LLC
6143 MOORES JUNCTION RD
STERLING, MI 48659

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E LTS 11-12 BLK 8 VIL OF OMAR
02 MAP 03 SPLIT TO-030-0-000-008-010-10 (

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 41,260 TCV/TFA: 71.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	165.00	1.0000	1.1180	60	100		4,427

66 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,427

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	29.49	96	43	1,217
Shed: Wood Frame	35.72	60	83	1,779
Total Estimated Land Improvements True Cash Value =				2,996

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,200	18,400	20,600			18,999C
2025	2,200	16,300	18,500			18,500S
2024	1,800	16,700	18,500			18,500U
2023	1,800	14,500	16,300			11,821C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	1994

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 576 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 42
Floor Area: 576
Total Base New: 92,752 E.C.F.
Total Depr Cost: 53,795 X 0.629
Estimated T.C.V.: 33,837

(16) Porches/Decks	
Area	Type
48	Pine
72	Pine

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 576 SF Floor Area = 576 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	576		
			Total:	83,618	48,497

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	2,720
Public Water	1	1,465	850
Deck			
Pine	48	1,333	773
Pine	72	1,647	955
Totals:		92,752	53,795

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 33,837

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-008-013-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILSON ANTHONY & ROSEMARY	FGU	0	04/18/2013	SD	21-NOT USED/OTHER	201301392	OTHER	
HUD	WILSON ANTHONY	9,000	10/14/2010	QC	03-ARM'S LENGTH	568/747	OTHER	100.00
CITIMORTGAGE INC	HUD	1	03/19/2010	WD	03-ARM'S LENGTH	563/628	OTHER	
MARCOUX TIMOTHY	CITIMORTGAGE INC	1	10/20/2009	WD	03-ARM'S LENGTH	558/742	OTHER	

Property Address
225 PINE STREET

Owner's Name/Address
WILSON ANTHONY & ROSEMARY
225 PINE ST
OMER, MI 48749-9652

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LT 13 BLK 8 MAP OF VIL OF OMAR

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/09/2014
MAP #:
2026 Est TCV 71,545 TCV/TFA: 70.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	165.00	1.0000	1.1180	60	100		4,427
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,427

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,200	33,600	35,800			12,013C
2025	2,200	29,400	31,600			11,698C
2024	1,800	30,100	31,900			11,347C
2023	1,800	25,900	27,700			10,807C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.	X	Large Ave.
X	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1018 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 32
Floor Area: 1018
Total Base New: 155,110 E.C.F.
Total Depr Cost: 106,706 X 0.629
Estimated T.C.V.: 67,118

(16) Porches/Decks

Area	Type
132	Treated Wood

(17) Garage

Year Built: 2007
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 72
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1018 SF Floor Area = 1018 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,018			
			Total:	124,544	84,689	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,982	
Public Water			1	1,300	884	
Deck						
Treated Wood			132	2,973	2,378	*80%
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	21,439	15,436	*72%
Door Opener			1	468	337	
			Totals:	155,110	106,706	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 67,118

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-009-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GODFREY DONALD	WEST JAYSON	125,000	01/03/2024	MLC	03-ARM'S LENGTH	202400040	DEED	100
WEBB ERIC	WEBB JAMES E	0	11/07/2023	QC	09-FAMILY/RELATED ENTITY	202303821	DEED	
WEBB JAMES E	GODFREY DONALD	45,000	11/07/2023	WD	03-ARM'S LENGTH	202303822	DEED	100.00
STADE CARL	WEBB ERIC	59,000	05/25/2021	WD	03-ARM'S LENGTH	202102249	DEED	100.00

Property Address
313 PINE STREET

Owner's Name/Address
WEST JAYSON
313 PINE ST
OMER, MI 48749-9646

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 8 & 9 BLK 9 VILLAGE OF OMER MAP.

Comments/Influences
DEATH CERTIFICATE FILED 10/18/04 FOR MARION PERRY HUGHES
L488/625
DECK ADDED 2014

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/03/2024
MAP #:
2026 Est TCV 102,003 TCV/TFA: 65.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	165.00	1.0000	1.1180	60	100		8,855
PAVED	132.00	165.00	1.0000	1.1180	60	100		8,855
264 Actual Front Feet, 0.50 Total Acres							Total Est. Land Value =	17,710

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,900	42,100	51,000			46,420C
2025	8,900	36,300	45,200			45,200U
2024	7,400	37,300	44,700			44,700U
2023	7,400	32,000	39,400			31,395C

Parcel Number: 030-0-000-009-008-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1568 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
1	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 33
Floor Area: 1568
Total Base New: 200,015 E.C.F.
Total Depr Cost: 134,011 X 0.629
Estimated T.C.V.: 84,293

(16) Porches/Decks	
Area	Type
96	WPP
280	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1568 SF Floor Area = 1568 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,568		
			Total:	181,386	121,529

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,493
Water/Sewer			
Septic System - MI	1	4,386	2,939
Public Water	1	1,300	871
Deck			
Treated Wood	280	4,869	3,262
Porches			
WPP	96	2,687	1,800
Built-Ins			
Dishwasher	1	619	415
Vent Fan	1	270	181
Vented Hood	1	474	318
Microwave	1	303	203
Totals:		200,015	134,011

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-010-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACK, WAYNE B (TRUST)	COOK RUTH ANN	43,000	07/18/1997	WD	03-ARM'S LENGTH	275/139	OTHER	

Property Address
311 FRANKLIN STREET

Owner's Name/Address
COOK RUTH ANN
311 FRANKLIN STREET
PO BOX 122
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E LTS 2,3,8 & 9 BLK 10 OMER
CITY 02 SPLIT TO 030-0-000-010-004-00 03
COMBINED WITH 030-0-000-010-008-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 82,593 TCV/TFA: 66.18

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
KD	07/26/2020	DATA ENTER

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	352	39	955

Total Estimated Land Improvements True Cash Value = 955

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	37,300	41,300			24,044C
2025	4,000	32,400	36,400			23,412C
2024	3,300	33,200	36,500			22,709C
2023	3,300	28,600	31,900			21,628C

Parcel Number: 030-0-000-010-002-00

Printed on 04/09/2026

Building Type
X Single Family
Mobile Home
Town Home
Duplex
A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1974	1987

Condition: Average

Room List
Basement
7 1st Floor
2nd Floor
Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
150	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 1248
Total Base New: 185,919 E.C.F.
Total Depr Cost: 117,199 X 0.629
Estimated T.C.V.: 73,718

(16) Porches/Decks	
Area	Type
24	CPP
20	CPP

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area: 352
Roof: Wood Shingle

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
			Total:	169,144	106,559	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,996	1,887	
Water/Sewer						
Septic System - MI			1	4,689	2,954	
Public Water			1	1,465	923	
Porches						
CPP			24	657	453	*69%
CPP			20	548	378	*69%
Carports						
Wood Shingle			352	6,420	4,045	
			Totals:	185,919	117,199	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 73,718

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-010-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MOAT GEORGE BRYAN	MOAT RENEE DAWN	1	02/27/2004	QC	21-NOT USED/OTHER	427/208	DEED	

Property Address
230 N CLYDE STREET

Owner's Name/Address
MOAT RENEE DAWN
PO BOX 21
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 4-5 BLK 10 CITY OF OMER
SPLIT FROM 030-0-000-010-002-00
ACRES = .4

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/08/2010
MAP #:
2026 Est TCV 64,515 TCV/TFA: 73.73

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	396.00	132.00	1.0000	1.0000	60	100		23,760
396 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	23,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	459	83	1,028
Shed: Wood Frame	19.09	252	59	2,838
Shed: Wood Frame	19.65	196	59	2,272
Total Estimated Land Improvements True Cash Value =				6,138

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,900	20,400	32,300			23,112C
2025	11,900	18,200	30,100			22,505C
2024	9,900	18,600	28,500			21,829C
2023	9,900	16,200	26,100			20,790C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 875 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 47
Floor Area: 875
Total Base New: 146,056 E.C.F.
Total Depr Cost: 55,035 X 0.629
Estimated T.C.V.: 34,617

(16) Porches/Decks

Area	Type
150	CGEP (1 Story)
40	Frame Wall

(17) Garage

Year Built: 1986
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 672
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 875 SF Floor Area = 875 SF. (Tri-Level)
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/70/100/37.1

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	875			
			Total:	109,745	40,726	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,524	
Public Water			1	1,152	427	
Garages						
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			672	20,987	7,786	
Porches						
CGEP (1 Story)			150	8,409	3,414	*58%
Breezeways						
Frame Wall			40	1,654	1,158	*70%
			Totals:	146,056	55,035	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 34,617

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-010-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOWSER FRANK	HOWER FRANK & PHILLIP	1	02/13/2008	QC	33-TO BE DETERMINED	525/839	OTHER	
SAVAGE	HOWSER	29,900	07/03/1992	WD	03-ARM'S LENGTH		OTHER	

Property Address
208 N CLYDE STREET

Owner's Name/Address
HOWSER FRANK & PHILLIP
208 N CLYDE ST
OMER, MI 48749-9650

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 6 & 7 BLK 10 VIL OF OMAR MAP

Comments/Influences
1/2 STORY NOT FINISHED AT ALL- NO HEAT, LOWERED TO 75% FOR THE ENTIRE 1 1/2 STORY

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 95,484 TCV/TFA: 63.49

Building Permit(s)	Date	Number	Status

X Improved | Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
MSP	11/21/1993	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920
132 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	18.01	384	83	5,740
Total Estimated Land Improvements True Cash Value =				5,740

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	43,700	47,700			27,045C
2025	4,000	38,600	42,600			26,334C
2024	3,300	39,600	42,900			25,543C
2023	3,300	34,200	37,500			24,327C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows

X	Many		Large
	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 720 S.F.
Slab: 520 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 42
Floor Area: 1504
Total Base New: 198,520 E.C.F.
Total Depr Cost: 130,085 X 0.629
Estimated T.C.V.: 81,824

(16) Porches/Decks

Area	Type
24	CPP
84	Treated Wood

(17) Garage

Year Built: 1955
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	528			*70%
1 Story	Siding	Slab	200			
1 Story	Siding	Slab	320			
1 Story	Siding	Crawl Space	192			
			Total:	153,176	98,595	

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,109	2,876	
Public Water	1	1,152	806	
Deck				
Treated Wood	84	2,145	1,351	*63%
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	352	13,478	9,435	
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	384	14,173	9,921	
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	252	9,699	6,789	
Porches				
CPP	24	588	312	*53%
Totals:		198,520	130,085	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-012-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ILLIG PERRY & ROSEMARIE	OLIVER KRISTINE	40,000	03/31/2014	LC	03-ARM'S LENGTH	201401060	OTHER	100
CODY	ILLIG, PERRY& ROSEMARIE	60,000	04/18/1994	WD	03-ARM'S LENGTH	237/774	OTHER	

Property Address
225 BROAD STREET

Owner's Name/Address
OLIVER KRISTINE
225 BROAD STREET
PO BOX 3
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 9 & 10 BLK 12 VILLAGE OF OMER.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/11/2016
MAP #:
2026 Est TCV 94,125 TCV/TFA: 59.84

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	Storm Sewer
	Sidewalk
X	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

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	132.00	1.0000	1.0000	60	100		11,880
198 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	11,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	22.40	64	58	832
Shed: Wood Frame	28.80	100	43	1,238
Total Estimated Land Improvements True Cash Value =				2,070

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	41,200	47,100			30,273C
2025	5,900	36,000	41,900			29,478C
2024	5,000	36,700	41,700			28,592C
2023	5,000	31,600	36,600			27,231C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1974	1976

Condition: Average

Room List

	Basement
8	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many		Large
	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Carpeted
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1090 S.F.
Slab: 483 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
1	Bath Heater
	Vent Fan
1	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
1	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 45
Floor Area: 1573
Total Base New: 231,754 E.C.F.
Total Depr Cost: 127,465 X 0.629
Estimated T.C.V.: 80,175

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1974

(11) Heating System: Forced Hot Water
Ground Area = 1573 SF Floor Area = 1573 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,090		
1 Story	Siding	Slab	483		
			Total:	211,203	116,162

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,478	2,463
Water/Sewer			
Septic System - MI	1	4,689	2,579
Public Water	1	1,465	806
Built-Ins			
Dishwasher	1	764	420
Bath Heater	1	211	116
Hot Tub	1	7,251	3,988
Self Clean Range	1	1,693	931
Totals:		231,754	127,465

Notes: HOUSE FTGES ARE PER OWNER (109

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 80,175

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-013-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAAS CORALEE TRUST	VERDUSCO STACEY	1	06/10/2016	QC	33-TO BE DETERMINED	201603475	OTHER	100
FGU	HAAS CORALEE	12,000	09/17/2013	QC	33-TO BE DETERMINED		OTHER	100.00
RIEDEL FREDERICK & PATRIC	FGU	0	04/30/2013	SD	21-NOT USED/OTHER	201301588	OTHER	
OLIVER MITCHELL & SUSAN	RIEDEL FREDERICK & PATRIC	67,500	12/04/2003	WD	03-ARM'S LENGTH	423/855	OTHER	100.00

Property Address
207 S GEORGE STREET

Owner's Name/Address
VERDUSCO STACEY
865 E HURON RD
OMER, MI 48749-9709

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 1, 2 BLK 13 VIL OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 58,612 TCV/TFA: 51.78

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	07/26/2020	INSPECTED
T&R	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	18.94	270	78	3,989

Total Estimated Land Improvements True Cash Value = 3,989

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	25,300	29,300			17,814C
2025	4,000	22,000	26,000			17,346C
2024	3,300	22,500	25,800			16,825C
2023	3,300	19,500	22,800			16,024C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
4	1st Floor
3	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 924 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 59
Floor Area: 1132
Total Base New: 161,871 E.C.F.
Total Depr Cost: 74,249 X 0.629
Estimated T.C.V.: 46,703

(16) Porches/Decks

Area	Type
204	WGEP (1 Story)
100	WCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 924 SF Floor Area = 1132 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	416			
1 Story	Siding	Crawl Space	424			
1 Story	Siding	Crawl Space	84			
			Total:	122,571	55,158	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,849	
Public Water			1	1,152	518	
Garages						
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			480	16,445	7,400	
Porches						
WGEP (1 Story)			204	13,529	7,170	*53%
WCP (1 Story)			100	4,065	2,154	*53%
			Totals:	161,871	74,249	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 46,703

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-013-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HAAS CORALEE TRUST	VERDUSCO STACEY	1	06/10/2016	WD	03-ARM'S LENGTH	201603477	OTHER	100

Property Address
211 S GEORGE STREET

Owner's Name/Address
VERDUSCO STACEY
865 E HURON RD
OMER, MI 48749-9709

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 3-4 & W 1/2 OF LTS 8 & 9 02 BLK 13 VIL OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 92,865 TCV/TFA: 67.69

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	198.00	1.0000	1.2247	60	100		9,700

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 9,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	20.80	320	63	4,193

Total Estimated Land Improvements True Cash Value = 4,193

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	41,500	46,400			27,907C
2025	4,900	36,500	41,400			27,174C
2024	4,000	37,500	41,500			26,357C
2023	4,000	32,300	36,300			25,102C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
6	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many Ave.		Large Ave.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1372 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 1372
Total Base New: 199,289 E.C.F.
Total Depr Cost: 125,551 X 0.629
Estimated T.C.V.: 78,972

(16) Porches/Decks	
Area	Type
36	CPP

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 308
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1372 SF Floor Area = 1372 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,372		
			Total:	161,483	101,734

Other Additions/Adjustments

Plumbing			
2 Fixture Bath	1	2,502	1,576
Water/Sewer			
Septic System - MI	1	4,386	2,763
Public Water	1	1,300	819
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	308	14,273	8,992
Common Wall: 2 Wall	1	-4,835	-3,046
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	14,624	9,213
Porches			
CPP	36	946	596
Fireplaces			
Interior 1 Story	1	4,610	2,904
Totals:		199,289	125,551

Notes:
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-013-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COWAN DAVID & MARLENE	VALLEY LANCE C	0	06/27/2024	QC	21-NOT USED/OTHER	202401982	DEED	100
CRANER ELAINE	COWAN DAVID & MARLENE	1	04/18/2011	QC	33-TO BE DETERMINED	201101075	OTHER	

Property Address
230 S CLYDE STREET

Owner's Name/Address
VALLEY LANCE C
2277 STATE ROAD
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LT 5 & W 1/2 OF LT 10 BLK 13 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 31,201 TCV/TFA: 52.70

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	198.00	1.0000	1.2247	60	100		4,850
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,850

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,400	13,200	15,600			14,069C
2025	2,400	11,300	13,700			13,700U
2024	2,000	11,500	13,500			8,587C
2023	2,000	9,900	11,900			8,179C

Parcel Number: 030-0-000-013-005-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
3	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 592 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 59
Floor Area: 592
Total Base New: 89,179 E.C.F.
Total Depr Cost: 41,893 X 0.629
Estimated T.C.V.: 26,351

(16) Porches/Decks

Area	Type
35	WGEP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 592 SF Floor Area = 592 SF. (Tri-Level)
Phy/Ab.Phy/Func/Econ/Comb. % Good=45/100/100/100/45

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	592			
			Total:	79,287	35,682	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,849	
Public Water			1	1,152	518	
Porches						
WGEP (1 Story)			35	4,631	3,844	*83%
			Totals:	89,179	41,893	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 26,351

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-013-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARENAC COUNTY TREASURER	FARMER JASON & JENNIFER	10,000	08/20/2019	QC	33-TO BE DETERMINED	201902959	DEED	100
VERDUSCO STACEY	ARENAC COUNTY TREASURER	0	05/02/2019	SD	33-TO BE DETERMINED		DEED	
HAAS CORALEE TRUST	VERDUSCO STACEY	1	06/10/2016	QC	33-TO BE DETERMINED	201603474	OTHER	100.00
SASS JEANETTE	HAAS DONALD & CORALEE	40,300	01/31/2000	WD	03-ARM'S LENGTH	318/735	DEED	100.00

Property Address
208 S CLYDE STREET

Owner's Name/Address
FARMER JASON & JENNIFER
57251 2ND ST
CALUMET, MI 49913-1328

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 6 & 7 BLK 13 VIL OF OMER 02 MAP.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 72,388 TCV/TFA: 66.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	780	83	3,917
D/W/P: 4in Ren. Conc.	6.60	65	83	356
Total Estimated Land Improvements True Cash Value =				4,273

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	32,200	36,200			24,717C
2025	4,000	28,700	32,700			24,068C
2024	3,300	29,400	32,700			23,345C
2023	3,300	25,400	28,700			22,234C

Parcel Number: 030-0-000-013-006-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many	X	Large
X	Ave.		Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 728 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 41
Floor Area: 1092
Total Base New: 162,201 E.C.F.
Total Depr Cost: 95,700 X 0.629
Estimated T.C.V.: 60,195

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1973
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 1974

(11) Heating System: Forced Air w/ Ducts
Ground Area = 728 SF Floor Area = 1092 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	728		
			Total:	113,896	67,199

Other Additions/Adjustments

Plumbing			
2 Fixture Bath	1	2,074	1,224
Water/Sewer			
Septic System - MI	1	4,109	2,424
Public Water	1	1,152	680
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	11,008
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	728	22,313	13,165
Totals:		162,201	95,700

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 60,195

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-014-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARENAC COUNTY FGU	KAUFFMAN EUGENE & CAROL	0	09/28/2020	QC	10-FORECLOSURE	202003662	DEED	
STRAWN JOHN & WENDY	ARENAC COUNTY FGU	1	08/20/2020	PTA	21-NOT USED/OTHER	PTA	DEED	
US DEPT OF AGRICULTURE	STRAWN JOHN & WENDY	10,175	10/01/2015	QC	33-TO BE DETERMINED	201503464	OTHER	100.00
PEREZ DELPHINA	RURAL HOUSING SERVICE	24,245	11/15/2013	SD	10-FORECLOSURE	201304246	OTHER	

Property Address

317 E CENTER STREET

Owner's Name/Address

KAUFFMAN EUGENE & CAROL
775 EDMUNDS RD
AU GRES, MI 48703

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 LOT 1 & 9 BLK 14 AND ALL THAT PART OF LOT 10 BLK 14 LYING W OF D&M & MACKINAC RR ROW AND ALL THAT PART OF LOT 15 BLK 15 LYING WEST OF D&M & MACK INAC RR ROW AND THAT PART OF HIGH ST EXT FROM THE D&MRR ROW N TO FRANKLIN ST BETWEEN BLK 14 & 15 ALL IN GORRIE & CARSCALLEN'S PLAT OF VIL OF OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 88,812 TCV/TFA: 67.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	147.00	165.00	1.0000	1.1180	60	100		9,861

147 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 9,861

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Ren. Conc.	7.33	336	83	2,044

Total Estimated Land Improvements True Cash Value = 2,044

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	39,500	44,400			26,661C
2025	4,900	35,100	40,000			25,961C
2024	4,100	35,900	40,000			25,181C
2023	4,100	30,900	35,000			23,982C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 958 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 1310
Total Base New: 224,299 E.C.F.
Total Depr Cost: 121,825 X 0.629
Estimated T.C.V.: 76,628

(16) Porches/Decks	
Area	Type
60	CPP
60	CCP (1 Story)
216	Frame Wall

(17) Garage
Year Built: 0
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 816
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Hot Water
Ground Area = 958 SF Floor Area = 1310 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	352			
1 Story	Siding	Crawl Space	606			
			Total:	155,300	82,307	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,325	
Public Water			1	1,300	689	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			816	27,401	14,523	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			525	20,139	10,674	
Porches						
CPP			60	1,354	785	*58%
CCP (1 Story)			60	1,718	996	*58%
Breezeways						
Frame Wall			216	12,701	9,526	*75%
			Totals:	224,299	121,825	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 76,628

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Implement (Equipment
Year Built	
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 40
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	12 X 8 = 96
Cost New	$4,294
Combined % Good	26/100/50/50 6.5
Depreciated Cost	$279
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$279
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 279 / All Cards: 279

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-014-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALEXANDER RANDALL	ALEXANDER DINO & MELLISSA	1	03/26/2013	PTA	03-ARM'S LENGTH	PTA	OTHER	100
ALEXANDER DINO & MELLISSA	KRZYSIAK CHANDA	60,000	03/15/2013	LC	03-ARM'S LENGTH	201302802	OTHER	100.00
MORTGAGE ELECTRIC REGISTR	ALEXANDER RANDALL	15,500	03/22/2010	QC	03-ARM'S LENGTH	561/94	OTHER	100.00
SACCO JOSEPH & WENDY	MORTGAGE ELECTRIC REGISTR	49,504	10/13/2009	SD	33-TO BE DETERMINED	554/604	OTHER	100.00

Property Address
311 E CENTER STREET

Owner's Name/Address
KRZYSIAK CHANDA
PO BOX 141
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 2-3-7-8 BLK 14 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/15/2013
MAP #: AFFIDAVIT OF ABANDONMENT
2026 Est TCV 131,147 TCV/TFA: 45.81

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	264.00	165.00	1.0000	1.1180	60	100		17,710

264 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 17,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	21.37	144	83	2,554

Total Estimated Land Improvements True Cash Value = 2,554

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,900	56,700	65,600			32,337C
2025	8,900	47,900	56,800			31,487C
2024	7,400	49,800	57,200			30,541C
2023	7,400	43,800	51,200			29,087C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

1	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.		Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 792 S.F.
Slab: 364 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 33
Floor Area: 1759
Total Base New: 210,464 E.C.F.
Total Depr Cost: 141,011 X 0.629
Estimated T.C.V.: 88,696

(16) Porches/Decks

Area	Type
176	WGEP (1 Story)
280	WGEP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1156 SF Floor Area = 1759 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	792		
1 Story	Siding	Slab	364		
1 Story	Brick	Overhang	207		
			Total:	173,005	115,914

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,128	2,096
Water/Sewer			
Septic System - MI	1	4,109	2,753
Public Water	1	1,152	772
Porches			
WGEP (1 Story)	176	12,329	8,260
WGEP (1 Story)	280	16,741	11,216
Totals:		210,464	141,011

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 88,696

*** Information herein deemed reliable but not guaranteed***

Desc. of Bldg/Section
Calculator Occupancy Stores - Retail

Class: D,Pole
Floor Area: 1,104
Gross Bldg Area: 1,104
Stories Above Grd: 1
Average Sty Hght: 10
Bsmnt Wall Hght: 0

Depr. Table : 2.5%
Effective Age : 34
Physical %Good : 42
Func. %Good : 100
Economic %Good : 100

0	Year Built
0	Remodeled
0	Overall Bldg Height

Comments:

Construction Cost

Fa	High	Fa	Above Ave.	Fa	Ave.	Fa	Low

** ** Calculator Cost Data ** **
Quality: Low Cost
Heat#1: No Heating or Cooling 100
Heat#2: No Heating or Cooling 0%
Ave. SqFt/Story: 1104
Ave. Perimeter:
Has Elevators: False

*** Basement Info ***
Area:
Perimeter:
Type: Finished
Heat: No Heating or Cooling

* Mezzanine Info *
Area #1:
Type #1: Office
Area #2:
Type #2: Office

* Sprinkler Info *
Area:
Type: Low

Cost Estimates for Commercial/Industrial Building/Section: 1 Built 0

Costs are taken from the Stores - Retail cost schedules.
<<<<< Calculator Cost Computations >>>>>
Class: D,Pole Quality: Low Cost
Stories: 1 Story Height: 10 Perimeter: 0

Base Rate for Upper Floors = 84.69

(10) Heating system: No Heating or Cooling Cost/SqFt: 0 100%
Adjusted Square Foot Cost for Upper Floors = 84.69

Total Floor Area: 1,104 Base Cost New of Upper Floors = 93,497

Reproduction/Replacement Cost = 93,497
Eff.Age:34 Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 42 /100/100/100/42.0
Total Depreciated Cost = 39,269

ECF (RESIDENTIAL FRONT FOOT) 0.565 => TCV of Bldg: 1 = 22,187
Replacement Cost/Floor Area= 84.69 Est. TCV/Floor Area= 20.10

(1) Excavation/Site Prep:

(2) Foundation: Footings

F	Poured Conc	Fa	Brick/Stone	Fa	Block

(3) Frame:

(4) Floor Structure:

(5) Floor Cover:

(6) Ceiling:

(7) Interior:

(8) Plumbing:

Fal	Many	Fal	Average	Fal	Few
Fal	Above Ave.	Fal	Typical	Fal	None

	Total Fixtures		Urinals
	3-Piece Baths		Wash Bowls
	2-Piece Baths		Water Heaters
	Shower Stalls		Wash Fountains
	Toilets		Water Softeners

(9) Sprinklers:

(10) Heating and Cooling:

F	Gas	Fa	Coal	Fa	Hand Fired
F	Oil	Fa	Stoker	Fa	Boiler

(11) Electric and Lighting:

	Outlets:		Fixtures:
Fa	Few	Fal	Few
Fa	Average	Fal	Average
Fa	Many	Fal	Many
Fa	Unfinished	Fal	Unfinished
Fa	Typical	Fal	Typical

Fa	Flex Conduit	Fal	Incandescent
Fa	Rigid Conduit	Fal	Fluorescent
Fa	Armored Cable	Fal	Mercury
Fa	Non-Metalic	Fal	Sodium Vapor
Fa	Bus Duct	Fal	Transformer

(13) Roof Structure: Slope=

(14) Roof Cover:

(39) Miscellaneous:

(40) Exterior Wall:

	Thickness		Bsmnt Insul.

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-000-014-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TERBUSH RICHARD & BETTY	TERBUSH BETTY	1	05/01/2002	SD	21-NOT USED/OTHER	01-7767-DO	OTHER	

Property Address
308 FRANKLIN STREET

Owner's Name/Address
TERBUSH BETTY
308 FRANKLIN ST
OMER, MI 48749-9648

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 4 & 5 BLK 14 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 52,186 TCV/TFA: 57.86

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	165.00	132.00	1.0000	1.0000	60	100		9,900

165 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 9,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.83	100	83	1,895
Shed: Wood Frame	25.57	80	83	1,698
Total Estimated Land Improvements True Cash Value =				3,593

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,000	21,100	26,100			14,714C
2025	5,000	18,600	23,600			14,328C
2024	4,100	18,200	22,300			13,898C
2023	4,100	15,800	19,900			13,237C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 902 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 49
Floor Area: 902
Total Base New: 115,377 E.C.F.
Total Depr Cost: 59,556 X 0.629
Estimated T.C.V.: 37,461

(16) Porches/Decks

Area	Type
25	WGEP (2 Story)

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 902 SF Floor Area = 902 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	902			
			Total:	104,177	53,130	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	2,096	
Public Water			1	1,152	588	
Porches						
WGEP (2 Story)			25	5,939	3,742	*63%
			Totals:	115,377	59,556	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 37,461

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 40
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	10 X 10 = 100
Cost New	$3,774
Combined % Good	51/100/80/80 32.6
Depreciated Cost	$1,232
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$1,232
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 1,232 / All Cards: 1,232

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-016-007-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANFORD CLARK & VIRGINIA	SANFORD CLARK	0	03/19/2025	OTH	06-COURT JUDGEMENT	202500719	DEED	
FEDERAL NATIONAL MORTGAGE	SANFORD CLARK	36,100	05/16/2013	CD	33-TO BE DETERMINED	201301851	OTHER	100.00
COMPAU DALE	FEDERAL NATIONAL MORTGAGE	93,991	11/18/2011	SD	10-FORECLOSURE	201104237	OTHER	
BELL THOMAS & LOU ANN	COMPAU DALE	96,000	03/28/2006	WD	03-ARM'S LENGTH	482/202	DEED	100.00

Property Address
412 N MAIN STREET

Owner's Name/Address
SANFORD CLARK
412 N MAIN ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LTS 7-8-9-10-11 BLK 16 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/15/2015
MAP #:
2026 Est TCV 158,494 TCV/TFA: 70.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	533.00	215.00	1.0000	1.2762	60	100		40,814

533 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 40,814

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2000	49	2,832
D/W/P: Asphalt Paving	2.89	1600	49	2,266
Total Estimated Land Improvements True Cash Value =				5,098

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	20,400	58,800	79,200			44,028C
2025	20,400	52,900	73,300			42,871C
2024	17,000	53,700	70,700			41,582C
2023	17,000	47,300	64,300			39,602C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1795 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 2244
Total Base New: 248,980 E.C.F.
Total Depr Cost: 131,959 X 0.629
Estimated T.C.V.: 83,002

(16) Porches/Decks

Area	Type
104	CPP
104	Frame Wall

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1795 SF Floor Area = 2244 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	899		
1 Story	Siding	Crawl Space	896		
			Total:	236,476	125,332

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,325
Public Water	1	1,300	689
Porches			
CPP	104	1,976	1,047
Breezeways			
Frame Wall	104	4,842	2,566
Totals:		248,980	131,959

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 83,002

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 160
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	48 X 32 = 1536
Cost New	$47,709
Combined % Good	62/100/100/100 62.0
Depreciated Cost	$29,580
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$29,580
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 29,580 / All Cards: 29,580

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-010-300-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HESS,GERTRUDE &MCPHERSON,	MCPHERSON WILLIAM & JANET	1	04/23/1999	QC	03-ARM'S LENGTH	305/246	OTHER	100

Property Address
1101 N MAIN STREET

Owner's Name/Address
MCPHERSON WILLIAM & JANET
1101 N MAIN ST
OMER, MI 48749-9626

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 10 N 456 FT OF SE 1/4 OF SW 1/4 LYING E OF RIFLE RIVER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/11/2002
MAP #:
2026 Est TCV 155,101 TCV/TFA: 179.52

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
T&R 08/20/2024 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			456	Units	60.00000	100		27,36
0.00 Total Acres							Total Est. Land Value =	27,360

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	13,700	63,900	77,600			46,393C
2025	13,700	59,000	72,700			45,174C
2024	11,400	59,700	71,100			43,816C
2023	11,400	53,000	64,400			41,730C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1967	0

Condition: Average

Room List

	Basement
2	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Softwood
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
1	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 32
Floor Area: 864
Total Base New: 177,643 E.C.F.
Total Depr Cost: 118,716 X 0.629
Estimated T.C.V.: 74,672

(16) Porches/Decks

Area	Type
36	WGEP (1 Story)
128	WGEP (1 Story)

(17) Garage

Year Built: 1980
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 672
% Good: 63
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1967

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	864			
			Total:	121,578	82,673	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	3,189	
Public Water			1	1,465	996	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			672	26,665	16,799	*63%
Common Wall: 1 Wall			1	-2,589	-1,631	
Porches						
WGEP (1 Story)			36	5,538	3,489	*63%
WGEP (1 Story)			128	12,044	7,588	*63%
Built-Ins						
Dishwasher			1	764	520	
Standard Range			1	1,244	846	
Fireplaces						
Interior 1 Story			1	5,235	3,560	
Unit-in-Place Cost Items						
SHED FLAT 1000			1	1,010	687	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	S
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 200
Height	14
Heating System	No Heating/Cooling
Length/Width/Area	60 X 40 = 2400
Cost New	$82,920
Combined % Good	64/100/100/100 64.0
Depreciated Cost	$53,069
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$53,069
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 53,069 / All Cards: 53,069

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-010-300-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STODOLAK RICHARD & SHERAL		0	10/19/2009	WD	03-ARM'S LENGTH	554/813	OTHER	

Property Address
1071 N MAIN STREET

Owner's Name/Address
STODOLAK RICHARD & SHERALENE TRUST
1071 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 10 BEG 492.25 FT N OF SE COR OF SE 1/4 OF SW 1/4 TH N 368 FT TH W TO RIFLE RIVER TH SELY ALNG RIVER BANK TO PT 492.25 FT N OF S SECTION LINE TH E TO POB COMBINED WITH 030-0-010-300-015-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 139,381 TCV/TFA: 91.70

Building Permit(s)	Date	Number	Status
	08/18/1998	434	
	08/03/1998	080398	

X Improved | Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			368 Units		60.00000	100	100	22,08
0.00 Total Acres							Total Est. Land Value =	22,080

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	146	83	843
D/W/P: Crushed Rock	2.26	242	83	454
Shed: Wood Frame	28.38	110	83	2,591
Total Estimated Land Improvements True Cash Value =				3,888

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,000	58,700	69,700			42,734C
2025	11,000	51,400	62,400			41,611C
2024	9,200	52,500	61,700			40,360C
2023	9,200	45,400	54,600			38,439C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1975	1978

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1520 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
X	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1520
Total Base New: 247,026 E.C.F.
Total Depr Cost: 172,655 X 0.629
Estimated T.C.V.: 108,600

(16) Porches/Decks

Area	Type
80	CGEP (1 Story)
80	CGEP (1 Story)
180	WCP (1 Story)
180	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1975

(11) Heating System: Forced Hot Water, Wood Furnace Add-On
Ground Area = 1520 SF Floor Area = 1520 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,520			
			Total:	209,675	146,771	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,478	3,135	
Water/Sewer						
Septic System - MI			1	4,689	3,282	
Public Water			1	1,465	1,025	
Deck						
Treated Wood			180	3,721	2,344	*63%
Porches						
CGEP (1 Story)			80	6,917	4,842	
CGEP (1 Story)			80	6,917	4,842	
WCP (1 Story)			180	7,909	5,536	
Unit-in-Place Cost Items						
CONC			146	336	235	
SHED 100 SQ FT			108	919	643	
			Totals:	247,026	172,655	

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2004
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 52
Height	9
Heating System	No Heating/Cooling
Length/Width/Area	20 X 16 = 320
Cost New	$7,293
Combined % Good	66/100/100/100 66.0
Depreciated Cost	$4,813
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$4,813
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 4,813 / All Cards: 4,813

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-010-300-010-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DIAMOND DENNIS & CINDY	BATTS, JASPER	175,000	10/17/2024	WD	03-ARM'S LENGTH	202403162	DEED	100
STODOLAK ARLENE ESTATE	DIAMOND DENNIS & CINDY	125,000	10/18/2018	WD	03-ARM'S LENGTH	201803579	OTHER	100.00

Property Address
821 N MAIN STREET

Owner's Name/Address
BATTS, JASPER
821 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 10 BEG AT SE COR OF SE 1/4 OF SW 1/4TH N 492.25 FT TH W THE RIFLE RIVER TH SLY ALNG SD RIVERBANK TO S SEC LINE TH E TO POB & ALSO ADJOINING PAR DES AS ALL THAT PART OF TH S 30 SCRES OF THE SW 1/4 OF SE1/4 EXC 7 ACRES LYIN S OF D&M RR SWITCH AND EXCEPT A PIECE OF LAND IN SW COR 32 RDS E AND W AND 20 RDS N AND S AND 3 ACRES RAILROAD R/W LYING W OF OMER MAPLE RIDGE ROAD SPLIT FROM 030-0-010-300 -010-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/14/2025
MAP #:
2026 Est TCV 123,812 TCV/TFA: 99.85

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			492	Units	60.00000	100		29,52
0.00 Total Acres							Total Est. Land Value =	29,520

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Brick on Sand	18.00	72	83	1,076
Shed: Wood Frame	33.99	70	73	1,737
Total Estimated Land Improvements True Cash Value =				2,813

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	14,800	47,100	61,900			57,614C
2025	14,800	41,300	56,100			56,100U
2024	12,300	42,300	54,600			36,124C
2023	12,300	36,400	48,700			34,404C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1240 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 31
Floor Area: 1240
Total Base New: 210,456 E.C.F.
Total Depr Cost: 145,436 X 0.629
Estimated T.C.V.: 91,479

(16) Porches/Decks

Area	Type
72	WCP (1 Story)
72	Treated Wood
144	Treated Wood

(17) Garage

Year Built: 1987
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 73
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1240 SF Floor Area = 1240 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	416			
1 Story	Siding	Crawl Space	824			
			Total:	168,194	116,055	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	3,235	
Public Water			1	1,465	1,011	
Deck						
Treated Wood			72	2,062	1,093	*53%
Treated Wood			144	3,217	1,705	*53%
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			768	29,207	21,321	*73%
Common Wall: 1 Wall			1	-2,589	-1,890	
Porches						
WCP (1 Story)			72	4,211	2,906	
			Totals:	210,456	145,436	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 91,479

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-010-400-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEMBO, MICHAEL J.	ZIEMBO MICHAEL	49,900	07/10/1997	WD	03-ARM'S LENGTH	274/435	OTHER	

Property Address
1112 N MAIN STREET

Owner's Name/Address
ZIEMBO MICHAEL & LACLAIR MICHELLE
1112 N MAIN ST
OMER, MI 48749-9626

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 10 BEG 988.43 FT N OF S 1/4 COR, TH N 165 FT, S 89DEG 28MIN E 264 FT, S 165 FT, N 89DEG 28MIN W 264 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 72,139 TCV/TFA: 89.06

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			165 Units		60.00000	100	100	9,90
0.00 Total Acres							Total Est. Land Value =	9,900

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	420	83	2,426
Total Estimated Land Improvements True Cash Value =				2,426

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,000	31,100	36,100			21,801C
2025	5,000	27,300	32,300			21,228C
2024	4,100	28,000	32,100			20,590C
2023	4,100	24,200	28,300			19,610C

Parcel Number: 030-0-010-400-005-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1945	0

Condition: Average

Room List	
	Basement
4	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 810 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
X	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
1	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 31
Floor Area: 810
Total Base New: 137,816 E.C.F.
Total Depr Cost: 95,093 X 0.629
Estimated T.C.V.: 59,813

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 572
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1945

(11) Heating System: Space Heater
Ground Area = 810 SF Floor Area = 810 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	810		
			Total:	114,556	79,044

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	3,235
Public Water	1	1,465	1,011
Garages			
Class: C Exterior: Pole (Unfinished)			
Base Cost	572	16,033	11,063
Built-Ins			
Cook Top	1	764	527
Vent Fan	1	309	213
Totals:		137,816	95,093

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 59,813

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-010-400-015-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBERTS BARBARA TRUST	GOICK ROSE ANN	122,000	05/09/2013	WD	03-ARM'S LENGTH	201301882	OTHER	100
ROBERTS EDWARD & BARBARA	ROBERTS BARBARA	1	11/22/2011	QC	33-TO BE DETERMINED	201104002	OTHER	
SHAW ARTHUR & LUANN	ROBERTS EDWARD & BARBARA	98,000	04/09/1999	WD	03-ARM'S LENGTH	305/63	OTHER	100.00
SHAW, ARTHUR J. & LUANN	SHAW ARTHUR & LUANN	87,500	06/17/1997	WD	03-ARM'S LENGTH	272/645	OTHER	

Property Address
1072 N MAIN STREET

Owner's Name/Address
GOICK ROSE ANN
1072 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 10 S 30 AC OF SW 1/4 OF SE 1/4 LYING N OF D&M RR SWITCH EXC PC LAND IN SW COR 32 RDS E & W BY 20 RDS N & S & EXC N 33 FT THEREOF

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/09/2013
MAP #:
2026 Est TCV 181,700 TCV/TFA: 124.79

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
KD	07/10/1998	DATA ENTER
OK	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			23.75 Acres		2,400	100		57,00
23.75 Total Acres							Total Est. Land Value =	57,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	24.96	192	83	3,977
Total Estimated Land Improvements True Cash Value =				3,977

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	28,500	62,400	90,900			50,336C
2025	28,500	54,700	83,200			49,013C
2024	39,200	55,800	95,000			47,540C
2023	39,200	48,600	87,800			45,277C

Parcel Number: 030-0-010-400-015-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1456 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 30
Floor Area: 1456
Total Base New: 235,061 E.C.F.
Total Depr Cost: 164,542 X 0.629
Estimated T.C.V.: 103,497

(16) Porches/Decks	
Area	Type
32	Treated Wood
64	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1456 SF Floor Area = 1456 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,456		
			Total:	221,123	154,786

Other Additions/Adjustments

Plumbing				
3 Fixture Bath	1	4,478	3,135	
Water/Sewer				
Septic System - MI	1	4,689	3,282	
Public Water	1	1,465	1,025	
Deck				
Treated Wood	32	1,353	947	
Treated Wood	64	1,953	1,367	
	Totals:	235,061	164,542	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 103,497

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Low Cost
# of Walls, Perimeter	4 Wall, 140
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	40 X 30 = 1200
Cost New	$26,916
Combined % Good	64/100/100/100 64.0
Depreciated Cost	$17,226
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$17,226
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 17,226 / All Cards: 17,226

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-010-400-020-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
912 N MAIN STREET

Owner's Name/Address
HARTWICK EDWARD BYRON
912 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 10 SW 1/4 OF SE 1/4 LYING S 02 OF N R/W OF D&M RR SWITCH EXC PT W OF 03 MAPLE RIDGE RD. & BEG WHERE N SIDE OF 04 D & M RR SWITCH CROSSES N & S 1/4 LINE 05 TH E 528 FT, TH N 330 FT, WLY 528 FT 06 ALNG 1/4 LINE TO POB 07 COMBINED WITH 030-0-010-400-025-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 179,625 TCV/TFA: 101.14

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			330	Units	60.00000	100		19,80
0.00 Total Acres							Total Est. Land Value =	19,800

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	12.61	320	63	2,542
Shed: Metal Prefabrication	13.73	180	63	1,557
Total Estimated Land Improvements True Cash Value =				4,099

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	9,900	79,900	89,800			54,282C
2025	9,900	72,800	82,700			52,855C
2024	8,300	73,600	81,900			51,266C
2023	8,300	65,300	73,600			48,825C

Parcel Number: 030-0-010-400-020-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1776 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 31
Floor Area: 1776
Total Base New: 214,374 E.C.F.
Total Depr Cost: 147,916 X 0.629
Estimated T.C.V.: 93,039

(16) Porches/Decks

Area	Type
18	WPP
54	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1776 SF Floor Area = 1776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,456		
1 Story	Siding	Crawl Space	320		
			Total:	201,464	139,009

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,567
Water/Sewer			
Septic System - MI	1	4,386	3,026
Public Water	1	1,300	897
Deck			
Treated Wood	54	1,732	1,195
Built-Ins			
Dishwasher	1	619	427
Vent Fan	1	270	186
Porches			
WPP	18	882	609
Totals:		214,374	147,916

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 93,039

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Low Cost
# of Walls, Perimeter	4 Wall, 256
Height	14
Heating System	No Heating/Cooling
Length/Width/Area	72 X 56 = 4032
Cost New	$84,712
Combined % Good	74/100/100/100 74.0
Depreciated Cost	$62,687
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$62,687
Comments	COMPLETED 2006

Total Estimated True Cash Value of Agricultural Improvements / This Card: 62,687 / All Cards: 62,687

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-014-300-015-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

732 E CENTER STREET

Owner's Name/Address

DEVAULT LILLIAN ESTATE
BONNIE ANSCOMB
129 S STATE RD
OMER, MI 48749-9711

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 14 N 57 RDS OF W 1/2 OF SW 1/4 EXC PC BEG AT NW COR TH E 23 RDS S 17 RDS W 5 RDS TH N 6 RDS W 5 RDS TH S 12 RDS TH W 13 RDS TH N 23 RDS TO POB & EXC A PC BEG 30 RDS S OF NW COR TH E 10 RDS S 14 RDS E 64 FT TH S 13 RDS TH W 10 RDS & 64 FT TH N 27 RDS TO POB ALSO EXC THE E 31 RODS.
12.71 ACRES M/L
SPLIT FROM 015-00 & 020-00 IN 2001
AKA PARCEL C

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 107,773 TCV/TFA: 124.74

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			1.00 Acres		2,400	100	100	2,40
RATE TABLE 5 5 - 8			11.71 Acres		2,400	100	100	28,10
12.71 Total Acres							Total Est. Land Value =	30,504

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	1216	83	7,024
Total Estimated Land Improvements True Cash Value =				7,024

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	15,300	38,600	53,900			21,102C
2025	15,300	35,000	50,300			20,548C
2024	21,000	35,500	56,500			19,931C
2023	21,000	31,300	52,300			18,982C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
6	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 864 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
1	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 864
Total Base New: 128,805 E.C.F.
Total Depr Cost: 81,147 X 0.629
Estimated T.C.V.: 51,041

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 864 SF Floor Area = 864 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	864		
			Total:	121,578	76,594

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,689	2,954	
Public Water	1	1,465	923	
Built-Ins				
Cook Top	1	764	481	
Vent Fan	1	309	195	
Totals:		128,805	81,147	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 51,041

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose	Utility Lean-Tos
Year Built		
Class/Construction	D,Pole	D,Pole
Quality/Exterior	Average	Low Cost
# of Walls, Perimeter	4 Wall, 120	4 Wall, 104
Height	10	7
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	36 X 24 = 864	38 X 14 = 532
Cost New	$29,419	$5,017
Combined % Good	53/100/100/100 53.0	72/100/100/100 72.0
Depreciated Cost	$15,592	$3,612
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$15,592	$3,612
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 19,204 / All Cards: 19,204

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-014-300-015-20 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
129 STATE ROAD

Owner's Name/Address
ANSCOMB RICHARD & BONNIE
129 STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 14 A PAR OF LAND 181 1/2 FT S OF NW COR OF W 1/2 OF SW 1/4, TH S 198 FT, E 214.5 FT, TH N 198 FT, TH W 214.50 BK FT TO POB. ACRES = .98

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 51,001 TCV/TFA: 43.37

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RFP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			198 Units		60.00000	100	100	11,88
0.00 Total Acres							Total Est. Land Value =	11,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	1176	36	2,443
Total Estimated Land Improvements True Cash Value =				2,443

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	19,600	25,500			17,976C
2025	5,900	17,400	23,300			17,504C
2024	5,000	17,700	22,700	22,700A		0
2023	5,000	15,300	20,300	0M		0

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 24
Floor Area:
Total Base New: 124,069 E.C.F.
Total Depr Cost: 58,312 X 0.629
Estimated T.C.V.: 36,678

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Forced Warm Air
Ground Area = 1176 SF Floor Area = 1176 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1176		
			Total:	112,979	53,099

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,780	1,777
Water/Sewer			
Septic System - MI	1	5,433	2,554
Public Water	1	1,877	882
Totals:		124,069	58,312

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 36,678

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-014-300-025-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DOREMUS, RANDALL & MICHEL	DOREMUS RANDALL & MICHELL	45,900	06/10/1997	WD	03-ARM'S LENGTH	273/308	OTHER	

Property Address
215 STATE ROAD

Owner's Name/Address
DOREMUS RANDALL & MICHELLE
215 STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 14 BEG 30 RDS S OF NW COR 02 OF SW 1/4, TH E 10 RDS, S 14 RDS, W 10 03 RDS, N 14 RDS TO POB 04 ACRES = .88

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 81,935 TCV/TFA: 66.34

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	09/26/2020	INSPECTED
T&R	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			231 Units		60.00000	100	100	13,86
0.00 Total Acres							Total Est. Land Value =	13,860

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	912	63	1,551
Total Estimated Land Improvements True Cash Value =				1,551

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,900	34,100	41,000			24,543C
2025	6,900	29,600	36,500			23,898C
2024	5,800	30,300	36,100			23,180C
2023	5,800	26,000	31,800			22,077C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1945	1965

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
1	Oven
	Microwave
1	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 41
Floor Area: 1235
Total Base New: 179,255 E.C.F.
Total Depr Cost: 105,761 X 0.629
Estimated T.C.V.: 66,524

(16) Porches/Decks

Area	Type
84	WGEP (1 Story)
40	WSEP (1 Story)
18	CPP

(17) Garage

Year Built: 1945
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 1235 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Basement	988		
			Total:	142,200	83,899
Other Additions/Adjustments					
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			720	22,126	13,054
Porches					
WGEP (1 Story)			84	7,673	4,527
WSEP (1 Story)			40	2,719	1,604
CPP			18	441	260
Water/Sewer					
Public Water			1	1,152	680
Public Sewer			1	1,152	680
Built-Ins					
Oven			1	870	513
Standard Range			1	922	544
			Totals:	179,255	105,761

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 66,524

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-014-300-030-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KULEK RAYMOND & DORIS TRU	BYARD TRAVIS & SARAH	41,000	11/23/2021	WD	03-ARM'S LENGTH	202105035	DEED	100
KULEK RAYMOND	KULEK DAVID & MCGUIRE KAR	1	02/13/2010	QC	03-ARM'S LENGTH	560/551	OTHER	

Property Address
237 STATE ROAD

Owner's Name/Address
BYARD TRAVIS & SARAH
237 STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 14 BEG 44 RDS S OF NW COR OF SW 1/4, TH E 229 FT, SELY 214.5 FT, W 10 RDS 84 FT, N 214.5 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 09/15/2022
MAP #:
2026 Est TCV 141,470 TCV/TFA: 102.81

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
T&R 08/20/2024 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			198 Units		60.00000	100	100	11,88
0.00 Total Acres							Total Est. Land Value =	11,880

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	64,800	70,700			60,715C
2025	5,900	60,100	66,000			59,119C
2024	5,000	60,500	65,500			57,342C
2023	5,000	22,500	27,500	27,500A		21,945C

Parcel Number: 030-0-014-300-030-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1964	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1376 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 46
Floor Area: 1376
Total Base New: 173,379 E.C.F.
Total Depr Cost: 93,625 X 0.629
Estimated T.C.V.: 58,890

(16) Porches/Decks	
Area	Type
104	WCP (1 Story)

(17) Garage
Year Built: 1986
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 1964

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1376 SF Floor Area = 1376 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,376		
			Total:	147,487	79,643
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,109	2,219
Public Water			1	1,152	622
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			576	18,657	10,075
Common Wall: 1 Wall			1	-2,227	-1,203
Porches					
WCP (1 Story)			104	4,201	2,269
			Totals:	173,379	93,625

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 58,890

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	2023
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 200
Height	16
Heating System	No Heating/Cooling
Length/Width/Area	60 X 40 = 2400
Cost New	$76,848
Combined % Good	92/100/100/100 92.0
Depreciated Cost	$70,700
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$70,700
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 70,700 / All Cards: 70,700

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-014-300-035-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FLOWERS CHESTER TRUST	COOK MATTHEW	199,000	10/26/2020	PTA	33-TO BE DETERMINED	PTA	PROPERTY TRANSFER	100

Property Address
333 S STATE ROAD

Owner's Name/Address
COOK MATTHEW
333 S STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 14 BEG 940.50 FT S OF NW COR OF SW 1/4 TH S 379.50 FT TH E & PAR WITH S SEC LINE TO 1/8 LINE TH N 379.50 FT ON 1/8 LINE TH W TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/26/2020
MAP #:
2026 Est TCV 187,004 TCV/TFA: 101.85

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			8.19 Acres		2,400	100	100	19,65
8.19 Total Acres							Total Est. Land Value =	19,656

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	5200	59	8,867
Pools: Gunite	76.52	512	73	28,600
Shed: Wood Frame	31.15	64	83	1,655
Total Estimated Land Improvements True Cash Value =				39,122

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	9,800	83,700	93,500			70,246C
2025	9,800	76,400	86,200			68,400C
2024	13,500	77,400	90,900			66,344C
2023	13,500	68,700	82,200			63,185C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1836 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
1	Oven
	Microwave
1	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 45
Floor Area: 1836
Total Base New: 288,088 E.C.F.
Total Depr Cost: 158,447 X 0.629
Estimated T.C.V.: 99,663

(16) Porches/Decks

Area	Type
200	CPP

(17) Garage

Year Built: 1961
Car Capracity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1836 SF Floor Area = 1836 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Basement	1,836		
			Total:	245,784	135,181

Other Additions/Adjustments

Plumbing			
Average Fixture(s)	1	1,185	652
2 Fixture Bath	1	2,502	1,376
Water/Sewer			
Septic System - MI	1	4,386	2,412
Public Water	1	1,300	715
Garages			
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	576	25,108	13,809
Common Wall: 1 Wall	1	-3,226	-1,774
Porches			
CPP	200	3,394	1,867
Exterior			
Brick Veneer	1	15	8
Built-Ins			
Dishwasher	1	619	340
Vent Fan	1	270	148

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose	Barn - General Purpose
Year Built		
Class/Construction	S	D,Pole
Quality/Exterior	Low Cost	Low Cost
# of Walls, Perimeter	No-Wall, 112	4 Wall, 140
Height	8	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 X 16 = 640	40 X 30 = 1200
Cost New	$13,504	$26,916
Combined % Good	68/100/100/100 68.0	72/100/100/100 72.0
Depreciated Cost	$9,183	$19,380
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$9,183	$19,380
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 28,563 / All Cards: 28,563

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-000-020-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUSSELL ROBERT & LESLIE	RUSSELL OMER, LLC	0	06/20/2023	PTA	21-NOT USED/OTHER		DEED	
MAXWELL LAWRENCE & NORMA	RUSSELL ROBERT & LESLIE	110,000	08/31/2020	QC	03-ARM'S LENGTH	202003332	DEED	100.00
MAXWELL LAWRENCE	MAXWELL LAWRENCE & NORMA	0	01/09/2016	QC	33-TO BE DETERMINED	201600398	OTHER	
CITY OF OMER	MAXWELL LAWRENCE & BEVERL	22,000	08/10/1998	WD	03-ARM'S LENGTH	293/110	OTHER	

Property Address
425 RUSSELL DRIVE

Owner's Name/Address
RUSSELL OMER, LLC
207 GROVE RD
OMER, MI 48749-9729

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 2 RDS N OF CTR OF SEC, HE N 936.14 FT +/- TO N ROW OF CARRINGTON ST. TO POB. TH N 986.05 FT +/- TO SLY BANK OF RIFLE RIVER, TH S 75DEG E 151.08 FT, TH S 60 DEG 4 MIN 20 SEC E 117.05 FT, TH S 11 DEG 10 MIN E 157.45 FT, TH S 1 DEG 3 MIN 40 SEC E 190.75 FT, TH S 572.47 FT, TH W 282.90 FT +/- TO POB SPLIT FROM 030-0-015-000-020-00(99)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 122,600 TCV/TFA: 97.30

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	151.00	282.00	1.0000	1.4616	60	100		13,242
RATE TABLE 6 40			1 Units	60.00000		100		6

151 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 13,302

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,700	54,600	61,300			44,494C
2025	6,700	48,400	55,100			43,325C
2024	5,500	49,400	54,900			42,023C
2023	5,500	43,200	48,700			40,022C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 840 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
1	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1260
Total Base New: 174,203 E.C.F.
Total Depr Cost: 139,361 X 0.629
Estimated T.C.V.: 87,658

(16) Porches/Decks

Area	Type
224	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts, Air Conditioning
Ground Area = 840 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	840		
			Total:	162,117	129,693
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,721	2,977
Vent Fan			1	198	158
Deck					
Treated Wood			224	4,204	3,363
Water/Sewer					
Public Water			1	1,300	1,040
Public Sewer			1	1,300	1,040
Built-Ins					
Dishwasher			1	619	495
Vent Fan			1	270	216
Vented Hood			1	474	379
			Totals:	174,203	139,361

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 87,658

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Utility Lean-Tos
Year Built	2004	2015
Class/Construction	D,Frame	D,Frame
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 128	Lean-To, 112
Height	12	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 X 24 = 960	40 X 16 = 640
Cost New	$21,715	$8,305
Combined % Good	66/100/100/100 66.0	88/100/100/100 88.0
Depreciated Cost	$14,332	$7,308
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$14,332	$7,308
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 21,640 / All Cards: 21,640

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-100-005-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAY CHARLOTTE	ROOD DANIEL & SANDRA	113,400	09/22/2005	WD	03-ARM'S LENGTH	469/555	OTHER	100
GAY NEIL JR	GAY CHARLOTTE	40,000	04/25/2005	QC	33-TO BE DETERMINED	460/519	OTHER	

Property Address

618 N MAIN STREET

Owner's Name/Address

ROOD DANIEL & SANDRA
618 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC COMM AT THE N 1/4 COR OF SD SEC 15TH S 88DEG25'OO"E A/L THE N SEC LN 722.04 FT TO POB TH CONT S 88DEG25'00 E A/L N SEC LN 688.14 FT TOH S 00DEG59'16"W PARALLEL WITH THE E 1/8 LN OF SD SEC 15 740.02 FT TH N 88DEG15'38"W PARALLEL WITH N 1/8 LN OF SD SEC 15 718.23 FT TO E'LY ROW OF MAIN STREET TH 248.49 FT A/L SD E'LY ROW OF MAIN STREET TH 248.49 FT A/L SD E'LY ROW ON A CURVE LEFT A RADIUS OF 1511.69 FT AND A LONGCHORD AND BEARING OF N 30DEG41'27"W 248.21FT TH CONT A/L SD E'LY ROW N 35DEG24'00"W 23.76 FT TO S'LY LN OF SQUIRE AND STERLING ADDITION TO VILAGE OF OMER TH N 58DEG32'00"E A/L SD S'LYPLAT LN 274.79 FT TO E'LY LN OF SD SQUIRE ADDITION TH N 08DEG04'00"W A/L E/LY PLAT LN 364.47 FT TOPOB ACRES12.15

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 08/12/2013

MAP #:

2026 Est TCV 143,985 TCV/TFA: 71.42

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			12.15 Acres		2,400	100		29,16
12.15 Total Acres						Total Est. Land Value =		29,160

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	14,600	57,400	72,000			42,582C
2025	14,600	51,200	65,800			41,463C
2024	20,000	52,100	72,100			40,217C
2023	20,000	45,600	65,600			38,302C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 2016 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
1 Public Sewer
Water Well
1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 2016
Total Base New: 265,654 E.C.F.
Total Depr Cost: 141,057 X 0.629
Estimated T.C.V.: 88,725

(16) Porches/Decks	
Area	Type
144	CPP

(17) Garage
Year Built: 1998
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 1120
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2016 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,824			
1 Story	Siding	Crawl Space	192			
			Total:	225,260	119,387	
Other Additions/Adjustments						
Porches						
CPP			144	2,615	1,647	*63%
Water/Sewer						
Public Water			1	1,300	689	
Public Sewer			1	1,300	689	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			1120	35,179	18,645	
			Totals:	265,654	141,057	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 88,725

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 176
Height	8
Heating System	No Heating/Cooling
Length/Width/Area	48 X 40 = 1920
Cost New	$54,375
Combined % Good	48/100/100/100 48.0
Depreciated Cost	$26,100
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$26,100
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 26,100 / All Cards: 26,100

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-100-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CORWIN-THURSTON MELISSA	ROOD DANIEL & SANDRA	16,000	04/13/2023	WD	03-ARM'S LENGTH	202301597	DEED	
GAY ALICE	GAY TERRI	0	10/23/2006	SD	21-NOT USED/OTHER	504/473	OTHER	
JAMES J URBAN	HAYES TERRI	0	06/01/2006	SD	21-NOT USED/OTHER	GR486/584	OTHER	
GAY TERRI L	JAMES J URBAN	30,000	08/25/2004	LC	03-ARM'S LENGTH		OTHER	100.00

Property Address

522 N MAIN STREET

Owner's Name/Address

ROOD DANIEL & SANDRA
618 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 A PC OF LAND BEG 19 CHS & 95 LKS S, & 14 CHS & 15 LKS E OF N 1/4 POST, WHERE N 1/8 LINE INTERSECTS THE E SIDE OF MAIN ST TH N 22 DEG 4 CHS & 184 FT FOR POB, TH CONT. NWLY 100 FT, TH E 276 FT TH S 100 FT M/L TO A PT DIRECTLY E OF POB. TH W TO POB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 37,650 TCV/TFA: 39.22

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	276.00	1.0000	1.4460	60	100		8,676
100 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	8,676

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	39.19	40	71	1,113
Total Estimated Land Improvements True Cash Value =				1,113

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,300	14,500	18,800			10,711C
2025	4,300	12,900	17,200			10,430C
2024	3,600	13,100	16,700			10,117C
2023	3,600	11,300	14,900			9,636C

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1972	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster		
	Paneled		Wood T&G		

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 288 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.		
	Wood		Coal		Steam		

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
1	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 24
Floor Area:
Total Base New: 94,240 E.C.F.
Total Depr Cost: 44,294 X 0.629
Estimated T.C.V.: 27,861

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 672

Roof: Comp. Shingle

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1972

(11) Heating System: Wall Furnace
Ground Area = 960 SF Floor Area = 960 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Addition	Siding	Crawlspace	288		
			Total:	71,411	33,563
Other Additions/Adjustments					
Water/Sewer					
Public Water			1	1,465	689
Well, 200 Feet			1	10,565	4,966
Carports					
Comp. Shingle			672	10,799	5,076
			Totals:	94,240	44,294

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 27,861

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-015-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

741 N MAIN STREET

Owner's Name/Address

OLIVER EDWARD & MARIAN SUSAN
741 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG AT 1/4 POST BET SEC 02 10 & 15 TH N 87DEG E ON SEC LINE 128 FT 03 TO CENT OF OMER & MAPLE RIDGE RD TH S 04 34DEG 15MIN E ALONG RD 250 FT TH N 87DEG 05 W 276 FT TO N&S 1/4 LINE TH N ON 06 1/4 LINE 170 FT TO POB 07 COMBINED WITH 015-100-020-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / /

MAP #:

2026 Est TCV 117,996 TCV/TFA: 91.05

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	200.00	202.00	1.0000	1.2371	60	100		14,845
200 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	14,845

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	64	83	344
D/W/P: 4in Concrete	6.47	80	83	430
Total Estimated Land Improvements True Cash Value =				774

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,400	51,600	59,000			35,725C
2025	7,400	45,300	52,700			34,786C
2024	6,200	46,100	52,300			33,741C
2023	6,200	40,400	46,600			32,135C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 828 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 1296
Total Base New: 208,403 E.C.F.
Total Depr Cost: 131,294 X 0.629
Estimated T.C.V.: 82,584

(16) Porches/Decks	
Area	Type
100	CGEP (1 Story)
224	CCP (1 Story)
200	CCP (1 Story)
168	CCP (1 Story)

(17) Garage
Year Built: 1964
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 828 SF Floor Area = 1296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	468		
1 Story	Siding	Crawl Space	360		
			Total:	147,834	93,136

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,763
Public Water	1	1,300	819
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	520	20,010	12,606
Common Wall: 1 Wall	1	-2,421	-1,525
Porches			
CGEP (1 Story)	100	7,171	4,518
CCP (1 Story)	224	5,557	3,501
CCP (1 Story)	200	5,050	3,181
CCP (1 Story)	168	4,351	2,741
Solar Room	100	15,165	9,554
Totals:		208,403	131,294

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 82,584

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Arenas
Year Built		
Class/Construction	D,Frame	D,Pole
Quality/Exterior	Average	Low Cost
# of Walls, Perimeter	4 Wall, 96	4 Wall, 140
Height	8	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	28 X 20 = 560	40 X 30 = 1200
Cost New	$12,807	$17,352
Combined % Good	57/100/100/100 57.0	72/100/100/100 72.0
Depreciated Cost	$7,300	$12,493
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$7,300	$12,493
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 19,793 / All Cards: 19,793

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-100-030-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STRELECKI GEORGE & CHRIST	HOLLOWAY DAVID & STACY	47,500	10/22/2020	WD	03-ARM'S LENGTH	202004039	DEED	100

Property Address
719 N MAIN STREET

Owner's Name/Address
HOLLOWAY DAVID & STACY
28927 FLORENCE ST
GARDEN CITY, MI 48135-2742

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 BEG 250 FT S OF 1/4 POST 02 BET SEC 10 & 15 TH S 75 FT TH E 370 FT 03 NLY 93 1/2 FT TH W 316 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 78,623 TCV/TFA: 48.77

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			94 Units		60.00000	100	100	5,61
0.00 Total Acres							Total Est. Land Value =	5,610

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,800	36,500	39,300			25,081C
2025	2,800	31,700	34,500			24,422C
2024	2,300	32,500	34,800			23,688C
2023	2,300	27,900	30,200			22,560C

Parcel Number: 030-0-015-100-030-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1404 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
X	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists: 2X8X16
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1612
Total Base New: 198,576 E.C.F.
Total Depr Cost: 116,078 X 0.629
Estimated T.C.V.: 73,013

(16) Porches/Decks	
Area	Type
48	CPP
150	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1612 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	416			
1 Story	Siding	Crawl Space	264			
1 Story	Siding	Crawl Space	230			
1 Story	Siding	Crawl Space	494			
			Total:	179,892	104,337	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,544	
Well, 200 Feet			1	9,927	5,758	
Deck						
Treated Wood			150	3,227	2,775	*86%
Porches						
CPP			48	1,144	664	
			Totals:	198,576	116,078	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 73,013

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-035-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAUSHI DANIEL	RAUSHI DANIEL & RUTH ANN	0	06/24/2025	QC	08-ESTATE	202502055	DEED	
JAROSZYK JOSEPH	RAUSHI DANIEL	35,000	10/18/2002	LC	03-ARM'S LENGTH	380/77	OTHER	100.00

Property Address
713 N MAIN STREET

Owner's Name/Address
RAUSHI DANIEL & RUTH ANN
PO BOX 122
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 BEG 325 FT S OF 1/4 POST 02 BET SEC 10 & 15, TH S 75 FT E 376 FT 03 NELY 41 FT NWLY 58 1/2 FT W 370 FT TO 04 POB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/01/2003
MAP #:
2026 Est TCV 57,525 TCV/TFA: 64.20

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			59 Units		60.00000	100	100	3,51
0.00 Total Acres							Total Est. Land Value =	3,510

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,800	27,000	28,800			16,444C
2025	1,800	23,400	25,200			16,012C
2024	1,500	24,000	25,500			15,531C
2023	1,500	20,600	22,100			14,792C

Parcel Number: 030-0-015-100-035-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1965	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 896 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
1 Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 896
Total Base New: 148,055 E.C.F.
Total Depr Cost: 85,874 X 0.629
Estimated T.C.V.: 54,015

(16) Porches/Decks	
Area	Type

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	896		
			Total:	117,572	68,193

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,544
Well, 200 Feet	1	9,927	5,758
Garages			
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	400	19,396	11,250
Common Wall: 1 Wall	1	-3,226	-1,871
Totals:		148,055	85,874

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 54,015

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-050-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GREEN TREE 2008-MILL	HUTCHINSON CARY L & TINA	31,000	03/29/2021	CD	03-ARM'S LENGTH	202101157	DEED	100
WISENBAUGH FLOYD & TERESE	CONSECO FINANCE SERVICING	37,825	10/07/2020	SD	10-FORECLOSURE	202003823	DEED	

Property Address

512 N MAIN STREET

Owner's Name/Address

HUTCHINSON CARY L & TINA M
1170 STOVER RD
STANDISH, MI 48658-9230

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PC OF LAND BEG 19 CHS & 95 LKS S & 14 CHS & 5 LKS E OF N 1/4 POST WHERE 1/8 LINE INT E SIDE OF MAIN ST N 22DEG W 4 CHS & 34 FT FOR POB TH NWLY ALNG E SIDE OF MAIN ST 150 FT, E & PAR TO 1/8 LINE 276 FT M/L TH S 150 FT TO PT DIR E OF POB TH W BK TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 48,389 TCV/TFA: 39.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			150 Units	60.00000		100	100	9,00
0.00 Total Acres							Total Est. Land Value =	9,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	144	62	578
Shed: Wood Frame	23.39	160	62	2,320
Shed: Wood Frame	21.54	240	62	3,205
Total Estimated Land Improvements True Cash Value =				6,103

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,500	19,700	24,200			17,626C
2025	4,500	17,600	22,100			17,163C
2024	3,800	17,900	21,700			16,647C
2023	3,800	15,600	19,400			15,855C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1969	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 17
Floor Area:
Total Base New: 86,752 E.C.F.
Total Depr Cost: 52,919 X 0.629
Estimated T.C.V.: 33,286

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1969

(11) Heating System: Wall Furnace
Ground Area = 1232 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=61/100/100/100/61

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Wood Shingle	1232		
			Total:	68,554	41,818

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	2,944	1,796
Water/Sewer			
Septic System - MI	1	4,689	2,860
Well, 200 Feet	1	10,565	6,445
Totals:		86,752	52,919

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 33,286

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-055-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON BONNIE	MCFADDEN RUTH, JESSIE & W	62,500	03/30/2006	WD	03-ARM'S LENGTH	482/383	OTHER	100
FELTON MARY & BALENDA BEV	FELTON MARY & ANDERSON BO	1	06/02/2000	WD	03-ARM'S LENGTH	324/72	DEED	50.00

Property Address
506 N MAIN STREET

Owner's Name/Address
MCFADDEN RUTH, JESSIE & WERNER ERIC
506 N MAIN ST
OMER, MI 48749-9627

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 19 CHS 95 LKS S & 14 CHS 5 LKS E OF N 1/4 POST OF SEC WHER 1/8 LINE INTER E SIDE OF MAIN ST TH N 22DEG W 3 CHS FOR POB TH NWLY ALONG E SIDE OF MAIN ST 100 FT TH E 276 FT TH S 100 FT TH W TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/15/2009
MAP #:
2026 Est TCV 68,777 TCV/TFA: 68.23

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			100 Units		60.00000	100	100	6,00
0.00 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	20.05	480	63	6,063
Total Estimated Land Improvements True Cash Value =				6,063

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	31,400	34,400			21,303C
2025	3,000	28,000	31,000			20,743C
2024	2,500	28,600	31,100			20,120C
2023	2,500	24,800	27,300			19,162C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Block

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 1008
Total Base New: 170,125 E.C.F.
Total Depr Cost: 90,165 X 0.629
Estimated T.C.V.: 56,714

(16) Porches/Decks	
Area	Type
40	WGEP (1 Story)
72	WGEP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1008 SF Floor Area = 1008 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,008		
			Total:	123,461	65,433
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,386	2,325
Well, 200 Feet			1	9,927	5,261
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	18,926	10,031
Porches					
WGEP (1 Story)			40	5,381	2,852
WGEP (1 Story)			72	7,476	3,962
Unit-in-Place Cost Items					
SHED 40 SQ FT			64	568	301
			Totals:	170,125	90,165

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 56,714

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-060-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
605 CENTER STREET

Owner's Name/Address
WAYMAN BARBARA
605 CENTER STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 THE E 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 EXC D&M RAILROAD ROW & EXC CONSUMERS ROW LYING E OF & PAR TO D&M ROW CORRECTED DESCRIPTION 1998

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 07/22/2014
MAP #:
2026 Est TCV 88,627 TCV/TFA: 28.41

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			330 Units		60.00000	100		19,80
0.00 Total Acres							Total Est. Land Value =	19,800

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	9,900	34,400	44,300			25,229C
2025	9,900	29,600	39,500			24,566C
2024	8,300	30,300	38,600			23,828C
2023	8,300	26,000	34,300			22,694C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1886	2000

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall			Plaster
	Paneled			Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1505 S.F.
Slab: 180 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 47
Floor Area: 3120
Total Base New: 279,262 E.C.F.
Total Depr Cost: 109,423 X 0.629
Estimated T.C.V.: 68,827

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 1886

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1685 SF Floor Area = 3120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/70/100/37.1
Functional Depreciation because of: NOT FINISHED

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	1,300			
1 Story	Siding	Crawl Space	45			
1.75 Story	Siding	Slab	180			*83%
1 Story	Siding	Crawl Space	160			
			Total:	274,001	107,472	

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	1,524
Public Water	1	1,152	427
Totals:		279,262	109,423

Notes: ADDED A 10 X 18 ADDITION IN 20

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 68,827

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-070-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING MICHAEL ESTATE	CANTER BRANDY	0	08/10/2022	QC	21-NOT USED/OTHER	202202753	DEED	100
HEGENAUER RICHARD & LINDA	KING MICHAEL ESTATE	42,000	12/03/1997	WD	03-ARM'S LENGTH	0281/090	OTHER	

Property Address

430 N MAIN STREET

Owner's Name/Address

CANTER BRANDY
PO BOX 241
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG 19 CHS 95 LKS S & 14 02 CHS 5 LKS E OF N 1/4 POST WHERE 1/8 LINE 03 INTER E SIDE OF MAIN ST TH N 22DEG W 3 04 CHS TH E 4 CHS 18 LKS TH S 2 CHS 78 LKS 05 TH W 3 CHS 6 LKS TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 08/12/2024

MAP #:

2026 Est TCV 75,705 TCV/TFA: 59.80

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
PM	09/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			198	Units	60.00000	100		11,88
0.00 Total Acres							Total Est. Land Value =	11,880

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	33.62	48	39	629
Total Estimated Land Improvements True Cash Value =				629

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,900	32,000	37,900			32,129C
2025	5,900	27,600	33,500			31,285C
2024	5,000	28,200	33,200	33,200A		30,345C
2023	5,000	24,200	29,200	29,200A		28,900U

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 928 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 41
Floor Area: 1266
Total Base New: 170,290 E.C.F.
Total Depr Cost: 100,471 X 0.629
Estimated T.C.V.: 63,196

(16) Porches/Decks	
Area	Type
60	WGEP (1 Story)
266	WGEP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 928 SF Floor Area = 1266 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	676		
1 Story	Siding	Crawl Space	252		
			Total:	140,190	82,712

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,588
Public Water	1	1,300	767
Porches			
WGEP (1 Story)	60	6,666	3,933
WGEP (1 Story)	266	17,748	10,471
Totals:		170,290	100,471

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 63,196

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-075-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOOD PAULA	KAMRAN ESTATE LC	75,000	08/29/2025	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100
MORGAN ROBERT & KAYE ET A	HOOD PAULA	38,000	05/20/2019	WD	03-ARM'S LENGTH	201902061	OTHER	100.00
MORGAN ROBERT	MORGAN ROBERT & KAYE ET A	0	04/04/2012	QC	33-TO BE DETERMINED	201201094	OTHER	

Property Address
429 E CENTER STREET

Owner's Name/Address
KAMRAN ESTATE LC
429 E CENTER ST
OMER, MI 48749-9766

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 W 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 E OF D&M RR & EXC STRIP 4 RDS WIDE E OF & ADJ TO ELY SIDE OF RR & LESS PC IN SE COR 4 RDS E&W BY 10 RDS N&S ASSESSMENT INCLUDES 030-0-000-015-001-00 (95)

Comments/Influences
201201094 ALSO INTEREST TO
SUSAN DOWNING
ROBERT MORGAN JR
GARY MORGAN

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 102,287 TCV/TFA: 55.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	451.00	200.00	1.0000	1.2309	60	100		33,309
451 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	33,309

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	17.23	48	83	686
Total Estimated Land Improvements True Cash Value =				686

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	16,700	34,400	51,100			51,100U
2025	16,700	30,000	46,700			34,213C
2024	13,900	30,800	44,700			33,185C
2023	13,900	26,400	40,300			31,605C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1881	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 0 S.F.
Crawl: 1327 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 54
Floor Area: 1844
Total Base New: 230,226 E.C.F.
Total Depr Cost: 108,573 X 0.629
Estimated T.C.V.: 68,292

(16) Porches/Decks

Area	Type
104	CCP (1 Story)
65	WGEP (1 Story)
114	WGEP (1 Story)

(17) Garage

Year Built: 1986
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 1881

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1327 SF Floor Area = 1844 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	405			
1.75 Story	Siding	Crawl Space	420			
1 Story	Siding	Crawl Space	280			
1 Story	Siding	Crawl Space	222			*58%
			Total:	184,715	87,638	

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,128	1,439
Water/Sewer			
Septic System - MI	1	4,109	1,890
Public Water	1	1,152	530
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	8,582
Porches			
CCP (1 Story)	104	2,572	1,183
WGEP (1 Story)	65	6,493	2,987
WGEP (1 Story)	114	9,400	4,324
Totals:		230,226	108,573

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-080-04 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HUGO, CHARLES F & KELLY R	MUGLIA JOHN	21,500	05/08/1999	WD	03-ARM'S LENGTH	306/55	OTHER	100

Property Address
523 E CENTER STREET

Owner's Name/Address
MUGLIA JOHN
523 E CENTER STREET
OMER, MI 48749-9701

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 PC IN SE COR OF W 1/2 OF E 1/2 OF SE 1/4 OF NE 1/4 10 RDS N&S BY 4 RDS E&W

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/29/2000
MAP #:
2026 Est TCV 81,015 TCV/TFA: 35.29

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
PM	09/26/2020	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			66 Units		60.00000	100	100	3,96
0.00 Total Acres							Total Est. Land Value =	3,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	19.32	224	10	433
Shed: Wood Frame	18.50	324	10	599
Total Estimated Land Improvements True Cash Value =				1,032

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	38,500	40,500	40,500M		0
2025	2,000	33,900	35,900	35,900M		0
2024	1,700	34,800	36,500	36,500M		0
2023	1,700	29,900	31,600	31,600M		0

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 832 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 42
Floor Area: 2296
Total Base New: 208,389 E.C.F.
Total Depr Cost: 120,863 X 0.629
Estimated T.C.V.: 76,023

(16) Porches/Decks

Area	Type
66	WGEP (1 Story)
60	WCP (1 Story)

(17) Garage

Year Built: 2011
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 600
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 2296 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Crawl Space	432		
1 Story	Siding	Crawl Space	400		
1.5 Story	Siding	Overhang	832		
			Total:	170,563	98,925

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	2,383
Public Water	1	1,152	668
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	600	22,044	12,786
Door Opener	2	935	542
Porches			
WGEP (1 Story)	66	6,556	3,802
WCP (1 Story)	60	3,030	1,757
Totals:		208,389	120,863

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 76,023

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-100-095-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KARNATH THOMAS & TERRI	CULLEN DENNIS & ROBYN	59,000	08/30/1999	WD	03-ARM'S LENGTH	311/332	OTHER	100
RUSSELL JULIA	KARNATH THOMAS & TERRI	1	08/27/1999	QC	03-ARM'S LENGTH	311/331	OTHER	100.00

Property Address
154 RUSSELL DRIVE

Owner's Name/Address
CULLEN DENNIS & ROBYN
25611 BAKER ST
TAYLOR, MI 48180-3123

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 PAR BEG S87 DEG 16'20"E ALG THE E/W L 2919.94 FT & N02 DEG 41'59"E 1285.29 FT = TO AND 281.76 FT E OF TH N/S 1/4 L FROM THE W 1/4 COR FOR POB TH CONT N02 DEG 41'59"E 187.08 FT TH S44 DEG 05'02"W ALG S SHORE OF RIFLE RIVER 156.29 FT TH S59 DEG 17'22"E CONT 56.75 FT TH S32 DEG 21'11"W 76.48 FT TH N81 DEG 23'20"W 126.84 FT BK TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 90,935 TCV/TFA: 82.67

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			132 Units		60.00000	100		7,92
0.00 Total Acres							Total Est. Land Value =	7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	35.03	64	83	1,861
Total Estimated Land Improvements True Cash Value =				1,861

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	41,500	45,500			26,661C
2025	4,000	36,200	40,200			25,961C
2024	3,300	37,100	40,400			25,181C
2023	3,300	32,000	35,300			23,982C

Parcel Number: 030-0-015-100-095-01

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1100 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
3	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
1 Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
1 Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
1 Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C +5
Effec. Age: 32
Floor Area: 1100
Total Base New: 189,758 E.C.F.
Total Depr Cost: 129,020 X 0.629
Estimated T.C.V.: 81,154

(16) Porches/Decks	
Area	Type

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 5 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1100 SF Floor Area = 1100 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,100		
			Total:	158,981	108,091

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	2	8,956	6,090
Water/Sewer			
Septic System - MI	1	4,689	3,189
Well, 200 Feet	1	10,565	7,184
Built-Ins			
Dishwasher	1	764	520
Fireplaces			
Interior 1 Story	1	5,235	3,560
Unit-in-Place Cost Items			
SHED 40 SQ FT	64	568	386
Totals:		189,758	129,020

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 81,154

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-005-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
310 CARRINGTON STREET

Owner's Name/Address
CHMURA DAWNEEN
PO BOX 55228
NORTH POLE, AK 99705

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 THE E 220 FT OF E 1/2 OF NE 1/4 OF NW 1/4 LYING S & W OF RIFLE RIVER AND ALSO THE E 220 FT OF THE OF N 12 1/2 ACRES OF SE 1/4 OF NW 1/4 SPLIT FROM 030-0-015-200-005-00(98)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 164,263 TCV/TFA: 68.22

Building Permit(s)	Date	Number	Status
	04/09/1998	341	
	02/18/1998	21898	

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	440.00	220.00	1.0000	1.2910	60	100		34,082

440 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 34,082

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	12.15	400	83	4,034
Total Estimated Land Improvements True Cash Value =				4,034

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	17,000	65,100	82,100			46,399C
2025	17,000	56,400	73,400			45,180C
2024	14,200	57,800	72,000			43,822C
2023	14,200	49,800	64,000			41,736C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1204 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
1	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
3	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD -10
Effec. Age: 22
Floor Area: 2408
Total Base New: 257,122 E.C.F.
Total Depr Cost: 200,552 X 0.629
Estimated T.C.V.: 126,147

(16) Porches/Decks

Area	Type
387	WCP (1 Story)
500	Treated Wood
25	Treated Wood
30	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD-10 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1204 SF Floor Area = 2408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	1,204		
			Total:	222,516	173,558

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,902
2 Fixture Bath	1	2,502	1,952
Softener, Auto	1	2,439	1,902
Vent Fan	3	593	463
Deck			
Treated Wood	500	7,105	5,542
Treated Wood	25	1,117	871
Treated Wood	30	1,270	991
Porches			
WCP (1 Story)	387	11,896	9,279
Water/Sewer			
Public Water	1	1,300	1,014
Public Sewer	1	1,300	1,014
Built-Ins			
Dishwasher	1	619	483
Vent Fan	1	270	211
Vented Hood	1	474	370

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERNIER CLARENCE & LYNN	HOLLOWAY DAVID &STACY	39,900	04/05/2000	WD	03-ARM'S LENGTH	321/25	DEED	100
GATZA SHIRLEY	BERNIER CLARENCE & LYNN	0	12/09/1999	WD	03-ARM'S LENGTH	318/409	OTHER	

Property Address

Owner's Name/Address

HOLLOWAY DAVID & STACY
28927 FLORENCE ST
GARDEN CITY, MI 48135-2742

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG AT N 1/4 COR OF SEC 15 TH S 88 DEG 55 MIN 45 SEC W ALNG N SEC LINE 393.65 FT TO PT ON ESTLY BANK OF RIFLE RIVER TH S 7 DEG 15 MIN 45 SEC W 135 F TH N 83 DEG 44 MIN 17 SEC E 365.90 FT TH N 88 DEG 22 MIN 15 SEC E 50 FT TH N 1 DEG 45 MIN 25 SEC L\ W ALNG NS 1/4 LINE OF SEC 15 100 FT TO POB SAID PARCEL TO EXTEND TO THE WATER EDGE OF RIFLE RIVER AND IS TOGETHER WITH THE RIGHT OF INGRESS & EGRESS OVER AN EASEMENT ALSO KNOWN AS PARCEL A MILLER SURVEY

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 15,537

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	123.00	405.00	1.0000	1.7516	60	100		12,927

123 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 12,927

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	24.57	128	83	2,610

Total Estimated Land Improvements True Cash Value = 2,610

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,500	1,300	7,800			2,886C
2025	6,500	1,300	7,800			2,811C
2024	5,400	1,300	6,700			2,727C
2023	5,400	1,200	6,600			2,598C

Parcel Number: 030-0-015-200-010-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERNIER CLARENCE & LYNN	HOLLOWAY DAVID &STACY	39,900	04/05/2000	WD	03-ARM'S LENGTH	321/25	DEED	100
GATZA SHIRLEY	BERNIER CLARENCE & LYNN	1	12/09/1999	WD	03-ARM'S LENGTH	318/409	OTHER	

Property Address

Owner's Name/Address

HOLLOWAY DAVID & STACY
28927 FLORENCE ST
GARDEN CITY, MI 48135-2742

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15, PAR OF NE 1/4 OF NW 02 1/4 COM AT N 1/4 COR OF SEC 15 TH S 1 DE 03 45 MIN, 25 SEC,E ALNG NS 1/4 LINE OF SEC 04 15 100 FT, TH S 88 DEG, 22 MIN,15 SEC, W 05 50 FT TO POB, TH S 83 DEG, 44 MIN, 17SEC 06 W 365.90 FT TO PT ON ESTLY BANK OF RIFLE 07 RIVER, TH S 11 DEG, 46 MIN, 45 SEC E 200 08 FT, TH N 63 DEG, 41 MIN, 49 SEC 362.74 09 FT, TH N 1 DEG, 45 MIN,25 SEC W 75 FT TO 10 POB. SAID PARCEL TO EXTEND TO WATERS 11 EDGE OF RIFLE RIVER & IS TOGETHER WITH 12 RIGHT OF INGRESS AND EGRESS OVER AN 13 EASEMENT 14 ALSO KNOWN AS PARCEL B MILLER SURVEY 15 SPLIT FROM 030-0-015-200-010-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 30,648 TCV/TFA: 123.58

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	158.00	364.00	1.0000	1.6606	60	100		15,742

158 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 15,742

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.65	180	70	2,854

Total Estimated Land Improvements True Cash Value = 2,854

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,900	7,400	15,300			8,409C
2025	7,900	6,600	14,500			8,188C
2024	6,600	6,700	13,300			7,942C
2023	6,600	5,900	12,500			7,564C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 14
Floor Area:
Total Base New: 28,177 E.C.F.
Total Depr Cost: 19,160 X 0.629
Estimated T.C.V.: 12,052

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 248 SF Floor Area = 248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	248		
			Total:	25,674	17,458

Other Additions/Adjustments

Fireplaces			
Wood Stove	1	2,503	1,702
Totals:		28,177	19,160

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 12,052

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-020-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MEYER PATRICIA	GERGES PAULA	85,000	04/25/2024	WD	03-ARM'S LENGTH	202401439	DEED	100
DISHAW JENNIFER L	MEYER PATRICIA	45,000	11/15/2021	MLC	03-ARM'S LENGTH	202104652/2024	DEED	100.00
DISHAW ROBERT C	DISHAW JENNIFER L	0	11/01/2021	QC	21-NOT USED/OTHER	202104447	DEED	
CONYERS LLOYD & CHRZANOWS	DISHAW ROBERT C	39,000	10/09/2020	WD	03-ARM'S LENGTH	202003897	DEED	100.00

Property Address

450 N MICHIGAN AVENUE

Owner's Name/Address

GERGES PAULA
450 N MICHIGAN AVE
OMER, MI 48749-9614

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 E 8 A OF NW 1/4 OF NW 1/4 EXC A STRIP OF LAND 4 RDS WIDE, ALNG S SIDE OF SAID 8 A FROM MI AVE TO E LINE OF SAID 8 A ALSO EXC ANY PRT THEREOF LYING S OF MI AVE.

6.91 ACRES +/-

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 04/25/2024

MAP #:

2026 Est TCV 55,538 TCV/TFA: 66.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 5 - 8			6.91 Acres		2,400	100		16,58
6.91 Total Acres						Total Est. Land Value =		16,584

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	22.40	64	74	1,061
Total Estimated Land Improvements True Cash Value =				1,061

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,300	19,500	27,800			26,291C
2025	8,300	17,300	25,600			25,600U
2024	11,400	17,700	29,100			19,955C
2023	11,400	15,300	26,700			19,005C

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall			Plaster
	Paneled			Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 68 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 16
Floor Area:
Total Base New: 90,519 E.C.F.
Total Depr Cost: 60,244 X 0.629
Estimated T.C.V.: 37,893

(16) Porches/Decks

Area	Type
36	CPP
73	CPP

(17) Garage

Year Built: 1983
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 78
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 836 SF Floor Area = 836 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	768			
Addition	Siding	Crawlspace	68			
			Total:	58,429	36,811	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	2,944	1,855	
Water/Sewer						
Septic System - MI			1	4,689	2,954	
Public Water			1	1,465	923	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	21,439	16,722	*78%
Porches						
CPP			36	566	357	
CPP			73	987	622	
			Totals:	90,519	60,244	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 37,893

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-025-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

N MICHIGAN AVENUE

Owner's Name/Address

ROBINSON FLOYD E JR & MARY K
423 S VERNON AVE
FLINT, MI 48503-2102

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 A PAR OF LAND 4 RDS W ALNG S SIDE OF E 8 A OF NW 1/4 OF NW 1/4 FROM MI AVE TO THE E LINE OF SAID 8 A EXC THAT PRT OF THE 8 A LYING S OF MI AVE. SPLIT TO = 030-0-015-200-106-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 10,684

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	219.50	1.0000	1.2895	60	100		10,213

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 10,213

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Crushed Rock	2.22	256	83	471

Total Estimated Land Improvements True Cash Value = 471

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,100	200	5,300			1,817C
2025	5,100	300	5,400			1,770C
2024	4,300	200	4,500			1,717C
2023	4,300	200	4,500			1,636C

Building Type	Arenas
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Cheap
# of Walls, Perimeter	4 Wall, 0
Height	0
Heating System	No Heating/Cooling
Length/Width/Area	0 X 0 = 0
Cost New	$00
Combined % Good	72/100/100/100 72.0
Depreciated Cost	$00
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$00
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: / All Cards:

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-200-030-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JOHNSON PATRICIA ANNE	JOHNSON PATRICIA & STEPHE	1	03/06/2013	QC	33-TO BE DETERMINED	201304182	OTHER	

Property Address

724 N MICHIGAN AVENUE

Owner's Name/Address

STEPHENS TERESA
5119 ROMAINE SPRING DR
FENTON, MO 63026-5842

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG AT NW COR OF SEC 15 THENCE E 16 CHS TH S 6.67 CHS TH S70 DEG W 6.31 CHS TH N 10.83 CHS BK TO POB 030-0-015-200-030-00, 035-00, 040-00 & 045-00 COMBINED IN 2007

NO BUILDING PERMITS MAY BE ISSUED FOR ANY ADDITIONAL RESIDENCES ON THIS PARCEL WHILE IT IS COMBINED

Comments/Influences

AV 41,000 FOR 2002
TV WAS 35662
124 X 120 DEPTH PLUS 2.67 ACRES

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #: POVERTY FOR 2002

2026 Est TCV 95,770 TCV/TFA: 60.23

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	124.00	120.00	1.0000	0.9535	60	100		7,094
RATE TABLE 5 HOMESTEAD 1-5		2.63 Acres			2,400	100	100	6,31
124 Actual Front Feet, 2.63 Total Acres					Total Est. Land Value =			13,406

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,700	41,200	47,900			27,160C
2025	6,700	35,300	42,000			26,446C
2024	7,300	36,200	43,500			25,651C
2023	7,300	31,100	38,400			24,430C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.		Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1590 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.	X	Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 34
Floor Area: 1590
Total Base New: 198,400 E.C.F.
Total Depr Cost: 130,944 X 0.629
Estimated T.C.V.: 82,364

(16) Porches/Decks

Area	Type
28	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1590 SF Floor Area = 1590 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=66/100/100/100/66

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	624		
1 Story	Siding	Crawl Space	784		
1 Story	Siding	Crawl Space	182		
			Total:	186,878	123,339

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,895
Public Water	1	1,300	858
Deck			
Treated Wood	28	1,211	799
Exterior			
Brick Veneer	1	15	10
Fireplaces			
Interior 1 Story	1	4,610	3,043
Totals:		198,400	130,944

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 82,364

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-050-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILES RICHARD ESTATE	RODGERS CHRISTOPHER & STE	72,000	10/28/2019	WD	03-ARM'S LENGTH	201903723	DEED	100

Property Address
704 N MICHIGAN AVENUE

Owner's Name/Address
RODGERS CHRISTOPHER & STEPHANIE
704 N MICHIGAN AVE
OMER, MI 48749-9713

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 BEG 16 CHS E & 6.66 CHS 02 S OF NW COR OF SEC TH S 1DEG W 1.76 CHS 03 TH S 77DEG W 5.82 CHS TH N 32DEG W 1.82 04 CHS TH N 77DEG E 6.31 CHS TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/26/2021
MAP #:
2026 Est TCV 108,172 TCV/TFA: 92.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	118.00	382.30	1.0000	1.7018	60	100		12,049

118 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 12,049

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	384	83	2,062
D/W/P: 4in Concrete	6.47	312	83	1,676
Shed: Wood Frame	26.22	96	83	2,089
Total Estimated Land Improvements True Cash Value =				5,827

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,000	48,100	54,100			36,535C
2025	6,000	42,400	48,400			35,575C
2024	5,000	43,400	48,400			34,506C
2023	5,000	37,500	42,500			32,863C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1170 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 21
Floor Area: 1170
Total Base New: 181,714 E.C.F.
Total Depr Cost: 143,555 X 0.629
Estimated T.C.V.: 90,296

(16) Porches/Decks	
Area	Type
64	CPP
24	CPP
156	Treated Wood

Year Built:
Car Capracity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

(17) Garage

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1170 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,170		
			Total:	140,712	111,163

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,940
Water/Sewer			
Septic System - MI	1	4,386	3,465
Well, 200 Feet	1	9,927	7,842
Deck			
Treated Wood	156	3,315	2,619
Garages			
Class: CD Exterior: Pole (Unfinished)			
Base Cost	768	17,610	13,912
Porches			
CPP	64	1,422	1,123
CPP	24	621	491
Totals:		181,714	143,555

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 90,296

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-055-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAYEA	RICE	5,000	07/27/1996	LC	03-ARM'S LENGTH		OTHER	

Property Address
528 N MICHIGAN AVENUE

Owner's Name/Address
RICE GERALD & ETHEL
528 N MICHIGAN AVE
OMER, MI 48749-9713

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 2.99 CHS N & 4 CHS W OF CENT OF NW 1/4 TH N 1DEG E 5.60 CHS TH W 3.57 CHS TH S 32DEG E 6.66 CHS TO POB

Comments/Influences
369.6 X 120 FF, PLUS 1.02 ACRES

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 65,648 TCV/TFA: 46.63

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	369.60	120.00	1.0000	0.9535	60	100		21,144
RATE TABLE 5 HOMESTEAD 1-5		1.02 Acres			2,400	100	100	2,44
370 Actual Front Feet, 1.02 Total Acres					Total Est. Land Value =			23,592

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	21.74	70	69	1,050
Total Estimated Land Improvements True Cash Value =				1,050

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,800	21,000	32,800			20,555C
2025	11,800	18,400	30,200			20,015C
2024	10,500	18,800	29,300			19,414C
2023	10,500	16,200	26,700			18,490C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 128 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
	Wall Furnace
X	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 18
Floor Area:
Total Base New: 110,494 E.C.F.
Total Depr Cost: 65,192 X 0.629
Estimated T.C.V.: 41,006

(16) Porches/Decks

Area	Type
42	Treated Wood
36	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Warm & Cool Air
Ground Area = 1408 SF Floor Area = 1408 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=59/100/100/100/59

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	1280		
Addition	Siding	Crawlspace	128		
			Total:	89,264	52,666

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	2,944	1,737
Water/Sewer			
Septic System - MI	1	4,689	2,767
Well, 200 Feet	1	10,565	6,233
Deck			
Treated Wood	42	1,578	931
Treated Wood	36	1,454	858
Totals:		110,494	65,192

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 41,006

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-065-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GILES PAUL & IDA JO	GILES PAUL	0	03/08/2024	QC	21-NOT USED/OTHER	202400663	DEED	
GILBERT DOREEN	JUREK RICHARD & VICKI PUL	20,000	12/01/2020	WD	03-ARM'S LENGTH	202004528	DEED	100.00
JUREK RICHARD & VICKI PUL	GILES PAUL & IDA JO	25,500	12/01/2020	LC	03-ARM'S LENGTH	202004531	DEED	100.00

Property Address
436 N MICHIGAN AVENUE

Owner's Name/Address
GILES PAUL
436 N MICHIGAN AVE
OMER, MI 48749-9614

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 BEG AT CENT POST OF NW 02 1/4 TH W 2.15 CHS TH S 31DEG E 4.14 CHS 03 TH N 20DEG E 3.58 CHS TO POB

Comments/Influences
DEATH CERTIFICATE FILED 11/2/06 LIBER 500 PAGE 854
JOHN GILBERTS DOD WAS 12/4/1995

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 07/07/2024
MAP #:
2026 Est TCV 45,543 TCV/TFA: 52.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	273.24	236.28	1.0000	1.3379	60	100		21,934

273 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 21,934

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 3.5 Concrete	5.77	88	69	351

Total Estimated Land Improvements True Cash Value = 351

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,000	11,800	22,800			15,875C
2025	11,000	10,600	21,600			15,458C
2024	9,100	10,900	20,000	20,000A		14,994C
2023	9,100	9,400	18,500	18,500A		14,280C

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New: 80,381 E.C.F.
Total Depr Cost: 36,976 X 0.629
Estimated T.C.V.: 23,258

(16) Porches/Decks

Area	Type
64	CPP

(17) Garage

Year Built: 1990
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 868
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 868 SF Floor Area = 868 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	868		
			Total:	47,938	22,051
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	2,628	1,209
Water/Sewer					
Septic System - MI			1	4,386	2,018
Public Water			1	1,300	598
Garages					
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			868	25,537	11,747
Common Wall: 1 Wall			1	-2,227	-1,024
Porches					
CPP			64	819	377
			Totals:	80,381	36,976

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 23,258

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-070-20 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HILL JOYCE	STRICT KATHERINE C	99,900	04/25/2025	WD	03-ARM'S LENGTH	202501662	DEED	100
DUFRESNE CAROL & JOHNSON	HILL JOYCE	39,750	09/13/2016	WD	03-ARM'S LENGTH	201603295	OTHER	100.00
LIBERA JOHN & ANNA	DUFRESNE CAROL & JOHNSON	0	02/07/2012	QC	03-ARM'S LENGTH	201200399	OTHER	100.00

Property Address
424 N MICHIGAN AVENUE

Owner's Name/Address
STRICT KATHERINE C
424 N MICHIGAN AVE
OMER, MI 48749-9614

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 IN THE NW 1/4 SEC; BEG AT THE CTR POST OF THE NW 1/4 OF SD SEC; TH N 89DEG 44' 13" E ON THE N 1/8 LINE OF SD SEC 76.94 FT; S 00 DEG 15' 47" E, PERPENDICULAR TO SD N 1/8 LINE, 104.03 FT; TH N 89DEG 44' 13" PRALLEL WITH SD N 1/8 LINE, 97.80 FT; TH S 00DEG 15' 47" E, PERPENDICULAR TO SD N 1/8 LINE, 141.63 FT; TH S 63DEG 37' 16" W, 138.33 FT TO THE NE ROW OF MI AVE, TH N 33DEG 07' 03" ON SD NE ROW LINE, 88.46 FT TO THE W 1/8 LINE OF SD SEC; TH N 00DEG 53' 21" W, ON SD W 1/8 LINE, 232.26 FT TO THE POB. .86 ACRES SUBJ TO EASEMENTS SPLIT FROM 200-070-00; ALSO CREATED 200-070-10
SPLIT ON 05/07/2012 FROM 030-0-015-200-070-00;
ADDITIONAL LEGAL 201902923

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/09/2025
MAP #:
2026 Est TCV 57,706 TCV/TFA: 63.27

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	ODD SHAPED Reason	Value
PAVED	76.94	486.89	1.0000	1.9206	60	100		8,866

77 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 8,866

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	110	86	573
D/W/P: 4in Concrete	6.05	20	86	104
D/W/P: 4in Concrete	6.05	462	86	2,404
D/W/P: 4in Concrete	6.05	76	86	396

Total Estimated Land Improvements True Cash Value = 3,477

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,400	24,500	28,900			28,900U
2025	4,400	21,700	26,100			17,346C
2024	3,700	22,100	25,800			16,825C
2023	3,700	19,100	22,800			16,024C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1980	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Ave.		Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 912 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 912
Total Base New: 136,075 E.C.F.
Total Depr Cost: 72,120 X 0.629
Estimated T.C.V.: 45,363

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 468
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1980

(11) Heating System: Forced Air w/ Ducts
Ground Area = 912 SF Floor Area = 912 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	912		
			Total:	112,984	59,882

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,325
Public Water	1	1,300	689
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	468	18,612	9,864
Common Wall: 1/2 Wall	1	-1,207	-640
Totals:		136,075	72,120

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 45,363

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-075-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GERARD TERRY & KIMBERLY A	GERARD KIMBERLY ANN	0	12/18/2008	QC	21-NOT USED/OTHER	541/366	OTHER	
GERARD, TERRY & EWALD,KIM	GERARD TERRY	20,000	11/14/1997	WD	03-ARM'S LENGTH	281/686	OTHER	

Property Address
721 N MICHIGAN AVENUE

Owner's Name/Address
JAMES KIMBERLY ANN
721 N MICHIGAN AVE
OMER, MI 48749-9713

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 221,064 TCV/TFA: 146.98

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG AT W 1/4 COR, TH E 1955.6 FT TO C/L OF COUNTY RD, N 32DEG 40MIN W 2458.3 FT ALG C/L OF COUNTY RD FOR TRUE POB, TH N 32DEG 40MIN W 284 FT, N 68DEG 19MIN W 548.7 FT, S 0DEG 55MIN E 767.18 FT, N 63DEG 29MIN E 728.6 FT TO POB EXC PAR COM AT INT OF THE C/L OF MICH. AVE & W SEC LINE BEING 2512.25 FT N OF W 1/4 COR, TH S 255 FT, SELY PAR WITH MICH AVE 50 FT, NELY 233 FT TO C/L OF MICH AVE, NWLY ALNG SAID C/L TO POB.

Comments/Influences

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	512.18	728.60	1.0000	2.3494	60	100		72,199
512 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	72,199

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	55	83	295
D/W/P: 4in Concrete	6.47	120	83	644
Shed: Wood Frame	24.86	120	83	2,476
Total Estimated Land Improvements True Cash Value =				3,415

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	36,100	74,400	110,500			59,274C
2025	36,100	67,600	103,700			57,716C
2024	30,100	68,500	98,600			55,981C
2023	30,100	60,600	90,700			53,316C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1997	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1504 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

2	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1504
Total Base New: 187,680 E.C.F.
Total Depr Cost: 150,143 X 0.629
Estimated T.C.V.: 94,440

(16) Porches/Decks

Area	Type
458	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1997

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1504 SF Floor Area = 1504 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,504		
			Total:	174,649	139,718
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,721	2,977
Deck					
Treated Wood			458	6,710	5,368
Water/Sewer					
Public Water			1	1,300	1,040
Public Sewer			1	1,300	1,040
			Totals:	187,680	150,143

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 94,440

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose	Barn - General Purpose	Farm Utility Buildings
Year Built			
Class/Construction	D,Pole	D,Frame	D,Frame
Quality/Exterior	Average	Average	Average
# of Walls, Perimeter	4 Wall, 140	4 Wall, 128	Lean-To, 82
Height	10	10	8
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 X 30 = 1200	32 X 32 = 1024	29 X 12 = 348
Cost New	$37,608	$38,256	$8,194
Combined % Good	64/100/100/100 64.0	58/100/100/100 58.0	58/100/100/100 58.0
Depreciated Cost	$24,069	$22,188	$4,753
+ Unit-In-Place Items	$0	$0	$0
Description, Size X Rate X % Good = Cost			
E.C.F.	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$24,069	$22,188	$4,753
Comments			

Total Estimated True Cash Value of Agricultural Improvements / This Card: 51,010 / All Cards: 51,010

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-200-080-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISHER LARRY & LINDALEE	PENA ANTHONY & RHONDA	54,900	08/20/2019	WD	03-ARM'S LENGTH	201902713	DEED	
HESTER DAVID & DOROTHY	FISHER LARRY & LINDALEE	16,000	03/18/2013	MLC	03-ARM'S LENGTH	201300934	OTHER	100.00
HESTER DOROTHY	HESTER DAVID & DOROTHY	1	12/17/2004	QC	33-TO BE DETERMINED	449/523	DEED	
FISHER LARRY & LINDALEE	PENA ANTHONY & RHONDA	40,400	02/10/2004	MLC	03-ARM'S LENGTH	201700876	OTHER	

Property Address
779 N MICHIGAN AVE

Owner's Name/Address
PENA ANTHONY & RHONDA
779 N MICHIGAN AVE
OMER, MI 48749-9713

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 COM AT INT OF THE C/L OF MICHIGAN AVE & W SEC LINE BEING 2512.25 FT N OF W 1/4 COR TH S 255 FT SELY PAR WITH MICHIGAN AVE 50 FT NELY 233 FT TO C/L OF MICHIGAN AVE NWLY ALNG SAID C/L TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 07/16/2019
MAP #:
2026 Est TCV 156,619 TCV/TFA: 82.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	156.00	244.00	1.0000	1.3596	60	100		12,726

156 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 12,726

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	1024	83	5,499

Total Estimated Land Improvements True Cash Value = 5,499

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,400	71,900	78,300			45,600C
2025	6,400	61,800	68,200			44,402C
2024	5,300	63,300	68,600			43,067C
2023	5,300	54,500	59,800			41,017C

Parcel Number: 030-0-015-200-080-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings			

(7) Excavation
Basement: 1900 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 18
Floor Area: 1900
Total Base New: 268,318 E.C.F.
Total Depr Cost: 220,022 X 0.629
Estimated T.C.V.: 138,394

(16) Porches/Decks	
Area	Type
64	WPP
64	WPP
16	WPP
16	WPP

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1900 SF Floor Area = 1900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=82/100/100/100/82

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,820		
1 Story	Siding	Basement	80		
			Total:	244,156	200,208

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	3,051
Water/Sewer			
Septic System - MI	1	4,386	3,597
Well, 200 Feet	1	9,927	8,140
Porches			
WPP	64	2,280	1,870
WPP	64	2,280	1,870
WPP	16	784	643
WPP	16	784	643
Totals:		268,318	220,022

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 138,394

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-090-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIBERA JOHN	DUFRENSNE LARRY & CAROL	0	07/30/2020	OTH	21-NOT USED/OTHER	201902562	DEED	

Property Address
530 CARRINGTON STREET

Owner's Name/Address
DUFRENSNE LARRY & CAROL
804 SCHEURMANN ST
ESSEXVILLE, MI 48732-1227

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG AT SW COR OF E 2 A 02 OF W 4 1/2 A OF N 12 1/2 A OF SE 1/4 OF NW 1/4, TH E 100 FT, N 220 FT, W 100 FT, S 220 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 106,518 TCV/TFA: 64.48

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	220.00	1.0000	1.2910	60	100		7,746
100 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			7,746

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,900	49,400	53,300			26,141C
2025	3,900	43,200	47,100			25,454C
2024	3,200	44,300	47,500			24,689C
2023	3,200	38,100	41,300			23,514C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
1	Basement
1	1st Floor
1	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Carpeted
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 832 S.F.
Crawl: 388 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 32
Floor Area: 1652
Total Base New: 230,927 E.C.F.
Total Depr Cost: 157,031 X 0.629
Estimated T.C.V.: 98,772

(16) Porches/Decks	
Area	Type
120	WGEP (1 Story)
40	CCP (1 Story)

(17) Garage
Year Built: 1968
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 884
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Hot Water
Ground Area = 1220 SF Floor Area = 1652 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Mich. Bsmnt	400		
2 Story	Siding	Basement	432		
1 Story	Siding	Crawl Space	288		
1 Story	Siding	Crawl Space	100		
			Total:	180,708	126,105

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	2,794
Well, 200 Feet	1	9,344	6,354
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	884	25,919	17,625
Porches			
WGEP (1 Story)	120	9,720	6,610
CCP (1 Story)	40	1,127	766
Totals:		230,927	157,031

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 98,772

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-100-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MCCOURT SHIRLEY ANN	PICHE PAUL M & SHIRLEY AN	0	03/06/2024	QC	21-NOT USED/OTHER	202400534	DEED	
STROH JR ALBERT & DEBRA	MCCOURT SHIRLEY ANN	90,000	03/20/2006	WD	03-ARM'S LENGTH	481/173	OTHER	100.00
COOK JOSEPH & KAREN	SLOBODIAN MICHAEL & HEATH	8,000	08/24/1998	WD	03-ARM'S LENGTH	293/529	OTHER	

Property Address
375 N MICHIGAN AVENUE

Owner's Name/Address
PICHE PAUL M & SHIRLEY ANN
375 N MICHIGAN AVE
OMER, MI 48749-9787

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SECC 15 N 5 ACRES OF PAR. BEG AT THE WEST 1/4 COR OF SAID SECTION 15: THENCE N89D 46'33"E TH N990FT, EW1/4 LINE 1320 FT TO WEST 1/8 TH N990FT TO THE CENTERLINE OF COUNTYROAD: TH N 32D 53'39"W29.61 FT TH S 62D06'21" W 208.71 FT TH S 89D 46'33"W1118.85 FT TO THE W SEC LINE TH S TO POB 030-0-015-200-100-0098

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 03/24/2008

MAP #:

2026 Est TCV 137,594 TCV/TFA: 101.77

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			5.00 Acres		2,400	100		12,00
5.00 Total Acres							Total Est. Land Value =	12,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,000	62,800	68,800	61,000M		40,990C
2025	6,000	55,000	61,000			39,913C
2024	8,300	56,100	64,400			38,713C
2023	8,300	48,700	57,000			36,870C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1352 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
1	Vent Fan

(14) Water/Sewer	
1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 19
Floor Area: 1352
Total Base New: 209,020 E.C.F.
Total Depr Cost: 173,470 X 0.629
Estimated T.C.V.: 109,113

(16) Porches/Decks	
Area	Type
12	WPP

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 10 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1352 SF Floor Area = 1352 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=81/100/100/100/81

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,352			*83%
			Total:	199,876	165,880	

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,478	3,717
Vent Fan	1	244	203
Water/Sewer			
Public Water	1	1,465	1,216
Public Sewer	1	1,465	1,216
Built-Ins			
Vent Fan	1	309	256
Vented Hood	1	560	465
Porches			
WPP	12	623	517
Totals:		209,020	173,470

Notes: MODULAR

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 109,113

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Low Cost
# of Walls, Perimeter	4 Wall, 120
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	40 X 30 = 1200
Cost New	$25,752
Combined % Good	64/100/100/100 64.0
Depreciated Cost	$16,481
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$16,481
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 16,481 / All Cards: 16,481

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-200-100-02 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOSNER, JEFFREY & CHANTEL	BURNS MELVIN & BARBARA	152,000	12/29/1999	WD	03-ARM'S LENGTH	PTA ONLY	OTHER	100

Property Address
916 WASHINGTON STREET

Owner's Name/Address
BURNS MELVIN
916 WASHINGTON ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG AT W 1/4 COR OF SEC TH N 55 MIN 25 SEC W 791.27 FT ALG W SEC LN TH 89 DEG 49 MIN 33 SEC E 710.20 FT TH S 55 MIN 25 SEC E 791.27 FT TH S 89 DEG 46 MIN 33 SEC W 710.20 FT TO POB SUBJECT TO EASEMENTS OF RECORD ACRES = 12.90
SPLIT FROM 030-0-015-200-100-00(98)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/29/1999
MAP #:
2026 Est TCV 201,134 TCV/TFA: 116.40

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			12.91 Acres		2,400	100		30,98
12.91 Total Acres							Total Est. Land Value =	30,984

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	400	78	2,172
Total Estimated Land Improvements True Cash Value =				2,172

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	15,500	85,100	100,600			56,067C
2025	15,500	73,700	89,200			54,593C
2024	21,300	75,500	96,800			52,952C
2023	21,300	65,000	86,300			50,431C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1152 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

1152	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

X	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 21
Floor Area: 1728
Total Base New: 338,034 E.C.F.
Total Depr Cost: 267,056 X 0.629
Estimated T.C.V.: 167,978

(16) Porches/Decks

Area	Type
256	WCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 10 Blt 0

(11) Heating System: Forced Air w/ Ducts, Air Conditioning
Ground Area = 1152 SF Floor Area = 1728 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	1,152		
			Total:	265,715	209,924
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,478	3,538
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Finished)					
Base Cost			768	35,382	27,952
Common Wall: 1 Wall			1	-2,589	-2,045
Door Opener			1	527	416
Porches					
WCP (1 Story)			256	9,738	7,693
Water/Sewer					
Public Water			1	1,465	1,157
Public Sewer			1	1,465	1,157
Recreation Room			1152	21,853	17,264
			Totals:	338,034	267,056

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 167,978

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-100-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ELLISON DANIEL	ELLISON DANIEL & REED ALL	0	07/19/2002	QC	33-TO BE DETERMINED	373/167	OTHER	100
COOK	ELLISON	12,500	06/01/1993	WD	03-ARM'S LENGTH	226/249	OTHER	

Property Address

545 N MICHIGAN AVENUE

Owner's Name/Address

ELLISON DANIEL & AMANDA
545 N MICHIGAN AVENUE
OMER, MI 48749

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 04/16/2003

MAP #:

2026 Est TCV 178,329 TCV/TFA: 99.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 COM AT THE W 1/4 COR TH N ALNG THE W SEC LINE 1745.07 FT TO THE POB; TH N 63DEG 29MIN E 728.6 FT TO THE C/L OF COUNTY ROAD; TH S 32DEG 53MIN 39SEC E ALNG SD C/L TO A POINT THAT IS N 32DEG 53MIN 39SEC W 1871.13 FT FROM THE INTERSECTION OF THE E-W 1/4 LINE OF SD SEC 15 AND THE C/L OF THE COUNTY RD; TH S 62DEG 06 MIN 21SEC W 1087.70 FT M-L TO THE W SEC LINE; TH N ALNG SD SEC LINE 11 TO POB SPLIT FROM = 030-0-015-200-100-00 (94)

Comments/Influences

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 5 - 8			6.08 Acres		2,400	100	100	14,59
6.08 Total Acres					Total Est. Land Value =			14,592

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	98	83	566
D/W/P: 4in Concrete	6.96	155	83	896
D/W/P: 4in Concrete	6.96	1504	83	8,688
Total Estimated Land Improvements True Cash Value =				10,150

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,300	81,900	89,200			51,457C
2025	7,300	71,200	78,500			50,105C
2024	10,000	72,900	82,900			48,599C
2023	10,000	63,000	73,000			46,285C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 1024 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 20
Floor Area: 1792
Total Base New: 303,032 E.C.F.
Total Depr Cost: 244,176 X 0.629
Estimated T.C.V.: 153,587

(16) Porches/Decks

Area	Type
77	CCP (1 Story)
360	CCP (1 Story)

(17) Garage

Year Built: 1998
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1408
% Good: 83
Storage Area: 704
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1024 SF Floor Area = 1792 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.75 Story	Siding	Basement	1,024			
			Total:	230,131	184,105	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Storage Over Garage			704	9,321	7,736	
Base Cost			1408	49,041	40,704	*83%
Porches						
CCP (1 Story)			77	2,346	1,877	
CCP (1 Story)			360	9,263	7,410	
Water/Sewer						
Public Water			1	1,465	1,172	
Public Sewer			1	1,465	1,172	
			Totals:	303,032	244,176	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 153,587

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-105-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
COOK	BEMIS	0	10/01/1991	MLC	03-ARM'S LENGTH	26/516	OTHER	

Property Address
425 N MICHIGAN AVENUE

Owner's Name/Address
BOWLING RALPH & PEGGY
425 N MICHIGAN AVENUE
PO BOX 2
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 COM AT W 1/4 COR TH N 89 DEG, 46MIN, 33SEC E 1960.41 FT, TH N 32 DEG, 39SEC W ALNG C/L OF MICH AVE 1237.76 FT TO POB, TH S 62DEG, 6MIN, 21SEC W 208.71 FT, TH W 1118.85 FT TO THE S SEC LINE TH N ALNG SEC LINE 125 FT, TH N 62DEG 06MIN 21SEC E 1087.70 FT M/L TO THE CENTER OF MICHIGAN AVE. TH S 32DEG 53MIN 39SEC E 633.38 FT TO POB.

Comments/Influences
REDID MEASUREMENTS AND INFO ON HOUSE WHEN WE CHECKED IT OVER FOR THE NEW PORCHES BUILT IN 2003

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 151,734 TCV/TFA: 97.27

Building Permit(s)	Date	Number	Status
	09/22/1998	00506	
	09/16/1998	091698	

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			11.00 Acres		2,400	100		26,40
11.00 Total Acres						Total Est. Land Value =		26,400

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	144	83	832
Total Estimated Land Improvements True Cash Value =				832

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	13,200	62,700	75,900			35,880C
2025	13,200	54,300	67,500			34,937C
2024	18,200	55,600	73,800			33,887C
2023	18,200	47,800	66,000			32,274C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1560 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 22
Floor Area: 1560
Total Base New: 253,763 E.C.F.
Total Depr Cost: 197,937 X 0.629
Estimated T.C.V.: 124,502

(16) Porches/Decks

Area	Type
368	WCP (1 Story)
96	WCP (1 Story)
20	Treated Wood

(17) Garage

Year Built: 1991
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1560 SF Floor Area = 1560 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,560		
			Total:	205,910	160,611
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,478	3,493
Water/Sewer					
Septic System - MI			1	4,689	3,657
Public Water			1	1,465	1,143
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			484	21,267	16,588
Common Wall: 1 Wall			1	-2,589	-2,019
Porches					
WCP (1 Story)			368	12,711	9,915
WCP (1 Story)			96	4,936	3,850
Deck					
Treated Wood			20	896	699
			Totals:	253,763	197,937

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-005-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GRZELAK LACY	RUSSELL SCOTT	85,000	12/22/2020	WD	03-ARM'S LENGTH	202004764	PROPERTY TRANSFER	100
LONG GEORGE ET AL	GRZELAK LACY	67,000	04/17/2014	WD	03-ARM'S LENGTH	201401613	OTHER	100.00
LONG GEORGE & ALMA	LONG GEORGE ET AL	0	01/07/2013	QC	03-ARM'S LENGTH	201300125	OTHER	
MARUT	LONG	95,000	10/03/1996	WD	03-ARM'S LENGTH		OTHER	

Property Address
329 W CENTER

Owner's Name/Address
RUSSELL SCOTT
329 W CENTER
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 50 LKS S OF CENT OF SEC TH W 4 CHS 10 LKS TH S 15DEG W 5 CHS 50 LKS TH E 5 CHS TO N&S 1/4 LINE TH N 5 CHS 40 LKS TO POB

Comments/Influences
201300125 DEEDS ALSO TO
PAUL CHARLES HARRISON
WILLIAM GREG LONG

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/22/2020
MAP #:
2026 Est TCV 151,732 TCV/TFA: 145.90

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	270.00	360.00	1.0000	1.6514	60	100		26,753
PAVED	210.00	110.00	1.0000	0.9129	60	100		11,502
480 Actual Front Feet, 0.53 Total Acres							Total Est. Land Value =	38,256

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	1947	63	3,545
D/W/P: Asphalt Paving	2.89	220	63	401
Total Estimated Land Improvements True Cash Value =				3,946

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	19,100	56,800	75,900			56,266C
2025	19,100	51,300	70,400			54,787C
2024	15,900	52,100	68,000			53,140C
2023	15,900	45,800	61,700			50,610C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

1	Basement
4	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg		Ord	X	Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 832 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 1040
Total Base New: 235,690 E.C.F.
Total Depr Cost: 127,450 X 0.629
Estimated T.C.V.: 80,166

(16) Porches/Decks

Area	Type
56	CSEP (1 Story)
376	WCP (1 Story)

(17) Garage

Year Built: 1965
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1450
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 220

Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 832 SF Floor Area = 1040 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.25 Story	Siding	Basement	832			*53%
			Total:	154,379	84,356	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	2,485	
Public Water			1	1,465	776	
Porches						
CSEP (1 Story)			56	3,291	1,744	
WCP (1 Story)			376	12,983	6,881	
Fireplaces						
Interior 1 Story			1	5,235	2,775	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			1450	50,504	26,767	
Carports						
Aluminum			220	3,144	1,666	
			Totals:	235,690	127,450	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 80,166

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Implement (Equipment	Farm Implement (Equipment
Year Built		
Class/Construction	D,Pole	D,Frame
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 158	4 Wall, 116
Height	10	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	50 X 29 = 1450	32 X 26 = 832
Cost New	$31,059	$22,247
Combined % Good	53/100/100/100 53.0	58/100/100/100 58.0
Depreciated Cost	$16,461	$12,903
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$16,461	$12,903
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 29,364 / All Cards: 29,364

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-020-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MUNIZ RONALD & KANDYCE	MUNIZ KANDYCE L/E	0	09/19/2023	QC	08-ESTATE		DEED	
LAURA ROBERT & AMIE	MUNIZ RONALD & KANDYCE	150,000	08/30/2022	WD	03-ARM'S LENGTH	202003866	DEED	100.00
MILLS DAVID & MARY	ROBERT AMIE & LAURA	73,500	10/08/2020	WD	03-ARM'S LENGTH	202003866	DEED	100.00
DEWALD ROBERT & SANDRA	MILLS DAVID & MARY	97,000	08/18/2003	PTA	33-TO BE DETERMINED	411/474	OTHER	100.00

Property Address

215 S MICHIGAN AVENUE

Owner's Name/Address

MUNIZ KANDYCE L/E
42147 FAIRVIEW DR
CANTON, MI 48187

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 COM AT CTR OF SEC, TH S 02 1 DEG 59 MIN W ALG N/S 1/4 LN 393 FT TO POB. 03 TH CONT S 1 DEG 59 MIN W 67 FT, TH S 79 DEG 04 24 MIN 39 SEC W 221.54 FT, TH S 81 DEG 16 MIN 05 7 SEC W 83.83 FT TO PT ON ELY ROW OF S MICH AVE 06 TH N 29 DEG 51 MIN 18 SEC W 75 FT, TH N 80 DEG 07 45 MIN 40 SEC E 344.75 FT TO POB.

Comments/Influences

202304356 QC LADY BIRD TO:
MICHAEL C & HEATHER R LANNING 4531 GREEN HWY, TECUMSEH, MI 49286
BRANDON L & JILL K SALISBURY 8555 SANDPIPER, CANTON, MI 48187

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 132,113 TCV/TFA: 76.72

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	75.00	327.00	1.0000	1.5739	60	100		7,083

75 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,083

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	484	83	2,796

Total Estimated Land Improvements True Cash Value = 2,796

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,500	62,600	66,100			55,786C
2025	3,500	54,300	57,800			54,320C
2024	3,000	55,500	58,500			52,687C
2023	3,000	47,700	50,700			50,179U

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1946	0

Condition: Average

Room List

1	Basement
6	1st Floor
1	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 984 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish

984	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 31
Floor Area: 1722
Total Base New: 281,640 E.C.F.
Total Depr Cost: 194,331 X 0.629
Estimated T.C.V.: 122,234

(16) Porches/Decks

Area	Type
20	CPP
20	CPP
144	Treated Wood w

(17) Garage

Year Built: 1946
Car Capracity: 2 Car
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 2
Area: 484
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1946

(11) Heating System: Forced Air w/ Ducts
Ground Area = 984 SF Floor Area = 1722 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.75 Story	Siding	Basement	984		
			Total:	222,360	153,428
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,689	3,235
Public Water			1	1,465	1,011
Deck					
Treated Wood w/Roof (Deck Portion)			144	3,217	2,220
Treated Wood w/Roof (Roof Portion)			144	2,493	1,720
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			484	21,267	14,674
Fireplaces					
Exterior 1 Story			1	6,387	4,407
Porches					
CPP			20	548	378
CPP			20	548	378
Recreation Room			984	18,666	12,880
			Totals:	281,640	194,331

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-025-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PLOOF ANN & CHARMAINE	PLOOF CHARLES	1	01/28/2020	QC	09-FAMILY/RELATED ENTITY	202000327	DEED	
PLOOF LOUIS & ANN	PLOOF ANN & CHARMAINE	1	08/16/2000	QC	21-NOT USED/OTHER	327/348	DEED	50.00

Property Address
211 S MICHIGAN STREET

Owner's Name/Address
PLOOF CHARLES
901 W ORANGE ST
GREENVILLE, MI 48838-1632

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 390 FT S OF CENT OF SEC 15 TH S 3 FT TH SWLY 348 FT TO MICHIGAN AVENUE TH NWLY ALONG MICHIGAN AVENUE 85 FT TH E 385 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 99,193 TCV/TFA: 47.64

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	85.00	385.00	1.0000	1.7078	60	100		8,710
85 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	8,710

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	840	83	2,015
Total Estimated Land Improvements True Cash Value =				2,015

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,400	45,200	49,600			27,656C
2025	4,400	39,800	44,200			26,929C
2024	3,600	40,800	44,400			26,120C
2023	3,600	35,100	38,700			24,877C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1945	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1041 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 2082
Total Base New: 223,251 E.C.F.
Total Depr Cost: 140,648 X 0.629
Estimated T.C.V.: 88,468

(16) Porches/Decks

Area	Type
184	CCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1041 SF Floor Area = 2082 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,041		
1 Story	Siding	Overhang	1041		
			Total:	208,906	131,611

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,763
Public Water	1	1,300	819
Porches			
CCP (1 Story)	184	4,705	2,964
Exterior			
Stone Veneer	120	3,954	2,491
	Totals:	223,251	140,648

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 88,468

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-030-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
221 S MICHIGAN AVENUE

Owner's Name/Address
DZUIBAN ELIZABETH & MILLER CHERYL
221 S MICHIGAN AVE
OMER, MI 48749-9712

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 460 FT S OF CENT OF SEC TH S 75 FT TH W 4 CHS 2 LKS TO MICH AVE TH NWLY ALONG MICH AVE 75 FT TH E TO POB

Comments/Influences
GARAGE HEATED

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 90,157 TCV/TFA: 60.83

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	09/26/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	75.00	286.00	1.0000	1.4720	60	100		6,624
75 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	6,624

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	840	83	2,015
Total Estimated Land Improvements True Cash Value =				2,015

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,300	41,800	45,100			24,942C
2025	3,300	36,200	39,500			24,287C
2024	2,800	37,000	39,800			23,557C
2023	2,800	31,800	34,600			22,436C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1940	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 988 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists: 2*8*16
Unsupported Len: 13
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 1482
Total Base New: 205,718 E.C.F.
Total Depr Cost: 129,600 X 0.629
Estimated T.C.V.: 81,518

(16) Porches/Decks	
Area	Type
24	CPP
16	CPP
32	CPP

(17) Garage
Year Built: 1986
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1940

(11) Heating System: Forced Air w/ Ducts
Ground Area = 988 SF Floor Area = 1482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	988		
			Total:	175,498	110,562

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,763
Public Water	1	1,300	819
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	624	22,632	14,258
Porches			
CPP	32	867	546
CPP	24	621	391
CPP	16	414	261
Totals:		205,718	129,600

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 81,518

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-050-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HIDDEN SCOTT R & DEBRA L	GILL DANIEL C & NADINE M	97,000	07/23/2021	WD	03-ARM'S LENGTH	202103054	DEED	100
HIDDEN RICHARD REVOCABLE	HIDDEN SCOTT R & DEBRA L	1	06/02/2021	QC	21-NOT USED/OTHER	202102354	DEED	
HIDDEN RICHARD	HIDDEN RICHARD REVOCABLE	1	08/31/2011	QC	03-ARM'S LENGTH	201103787	OTHER	
MASON JAMES & PHYLLIS	HIDDEN RICHARD	91,000	10/15/2007	WD	03-ARM'S LENGTH	521/86	OTHER	100.00

Property Address
233 S MICHIGAN AVENUE

Owner's Name/Address
GILL DANIEL C & NADINE M
909 S STILTON CIR
MESA, AZ 85208-7261

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 N 220 FT OF THAT PART OF THE S 1/2 OF NE 1/4 OF SW 1/4 LYING E OF MI AVE EXC COM AT W 1/4 COR TH E 2638.27 FT TO CENTER OF SEC, TH S 0DEG, 59MIN, E 851.19 FT TO POB, TH S 0DEG,59MIN, 1SE E 30 FT, TH N 89DEG, 55MIN, 24SEC W 98. 79 FT TO NELY R/W OF MICH AVE, TH N 73 DEG, 5MIN, 50SEC E 102.71 FT TO POB SPLIT TO 030-0-015-300-050-10

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 170,409 TCV/TFA: 109.52

Building Permit(s)	Date	Number	Status
	09/15/1998	091598	
	09/10/1998	460	

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	440.00	150.50	1.0000	1.0678	60	100		28,189

440 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 28,189

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	14,100	71,100	85,200			52,764C
2025	14,100	60,200	74,300			51,377C
2024	11,700	61,600	73,300	68,100M		49,833C
2023	11,700	47,400	59,100			47,460C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Metal Frame

Building Style: DEFAULT

Yr Built	Remodeled
1992	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
2	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
X	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Metal

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1556 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
1	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
1	Dishwasher
1	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 23
Floor Area: 1556
Total Base New: 283,396 E.C.F.
Total Depr Cost: 218,236 X 0.629
Estimated T.C.V.: 137,270

(16) Porches/Decks

Area	Type
216	Treated Wood w
130	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 10 Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1556 SF Floor Area = 1556 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,352		
1 Story	Siding	Crawl Space	204		
			Total:	226,010	174,049

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,478	3,448
Water/Sewer			
Septic System - MI	1	9,318	7,175
Public Water	1	1,465	1,128
Deck			
Treated Wood w/Roof (Deck Portion)	216	4,201	3,235
Treated Wood w/Roof (Roof Portion)	216	3,521	2,711
Treated Wood	130	3,010	2,318
Built-Ins			
Dishwasher	1	764	588
Garbage Disposal	1	257	198
Vent Fan	1	309	238
Vented Hood	1	560	431
Solar Room	192	29,503	22,717
Totals:		283,396	218,236

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Utility Lean-Tos
Year Built		
Class/Construction	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost
# of Walls, Perimeter	4 Wall, 80	Lean-To, 52
Height	16	8
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	24 X 16 = 384	16 X 10 = 160
Cost New	$5,257	$1,618
Combined % Good	72/100/100/100 72.0	72/100/100/100 72.0
Depreciated Cost	$3,785	$1,165
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$3,785	$1,165
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 4,950 / All Cards: 4,950

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-060-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
307 S MICHIGAN AVENUE

Owner's Name/Address
HITCHCOCK EMILY
307 S MICHIGAN AVE
OMER, MI 48749-9785

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 S 1/2 OF NE 1/4 OF SW
02 E OF MICH AVE. EXC N 220 FT 03
COMBINED WITH 030-0-015-300-050-10

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 121,977 TCV/TFA: 89.82

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	120.00	450.00	1.0000	1.8464	60	100		13,294

120 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 13,294

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	27.96	120	83	2,785

Total Estimated Land Improvements True Cash Value = 2,785

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,600	54,400	61,000			36,129C
2025	6,600	47,600	54,200			35,180C
2024	5,500	48,700	54,200			34,123C
2023	5,500	41,900	47,400			32,499C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1987	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X Ashphalt Shingle

Chimney: Vinyl

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1358 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0 Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1358
Total Base New: 224,479 E.C.F.
Total Depr Cost: 168,359 X 0.629
Estimated T.C.V.: 105,898

(16) Porches/Decks

Area	Type
24	CPP
207	Treated Wood
63	Treated Wood

(17) Garage

Year Built: 75
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1987

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1358 SF Floor Area = 1358 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,232		
1 Story	Siding	Crawl Space	126		
			Total:	182,444	136,832

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	3,517
Public Water	1	1,465	1,099
Deck			
Treated Wood	207	4,080	3,060
Treated Wood	63	1,937	1,453
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	768	29,207	21,905
Porches			
CPP	24	657	493
	Totals:	224,479	168,359

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 105,898

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-065-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
327 S MICHIGAN AVENUE

Owner's Name/Address
LAMB PATRICK & SHARON
327 S MICHIGAN AVE
OMER, MI 48749-9785

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 PRT OF S 1/2 OF NE 1/4 02 OF SW 1/4 & S 1/2 OF NW 1/4 OF SE 1/4, 03 BEG AT A PNT ON N - S 1/4 LINE 67.50 FT 04 N OF S 1/8 LINE, TH S 87DEG 02MIN 40SEC 05 E PARALLEL TO SD 1/8 LINE 150 FT, N 06 01DEG 59MIN 00SEC E PARALLEL TO N - S 07 LINE 227.5 FT, N 87DEG 02MIN 40SEC W 205 08 FT, TH SELY ALNG ELY SIDE OF MI AVE 230 09 FT M/L TH E 30 FT M/L TO POB 00SEC W 10 232.5 FT M/L TO SD POB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 91,729 TCV/TFA: 111.86

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
T&R 08/20/2024 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	300.00	425.00	1.0000	1.7944	60	100		32,298
300 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	32,298

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	18.41	100	83	1,528
Total Estimated Land Improvements True Cash Value =				1,528

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	16,100	29,800	45,900			26,939C
2025	16,100	26,200	42,300			26,231C
2024	13,500	26,000	39,500			25,443C
2023	13,500	22,300	35,800			24,232C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
5	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 820 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 42
Floor Area: 820
Total Base New: 158,713 E.C.F.
Total Depr Cost: 92,055 X 0.629
Estimated T.C.V.: 57,903

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
100	Frame Wall

(17) Garage

Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 480
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 820 SF Floor Area = 820 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	820		
			Total:	115,858	67,198
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,689	2,720
Public Water			1	1,465	850
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			480	21,144	12,264
Common Wall: 1 Wall			1	-2,589	-1,502
Porches					
WGEP (1 Story)			144	12,898	7,481
Breezeways					
Frame Wall			100	5,248	3,044
			Totals:	158,713	92,055

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 57,903

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-070-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PULA PROPERTIES LLC	BEDENBAUGH BERRETTA & EVE	160,000	11/10/2021	WD	03-ARM'S LENGTH	202104648	DEED	100
PULA HELEN ET AL	PULA PROPERTIES LLC	1	12/12/2017	QC	33-TO BE DETERMINED	201704241	OTHER	
PULA WALTER	SWARTZ JOANN	0	04/19/2007	QC	33-TO BE DETERMINED	510/570	OTHER	

Property Address
110 S MICHIGAN AVENUE

Owner's Name/Address
BEDENBAUGH BERRETTA & EVE-LYNN
110 S MICHIGAN AVE
OMER, MI 48749-9786

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 BEG 10 CHS 72 LKS W & 2 02 RDS S OF CENT OF SEC TH S 32DEG 30MIN E 03 66 FT TH S 57DEG 30MIN W 173.25 FT TH S 04 60DEG 15MIN W 210.54 FT TH N 31DEG W 05 188.10 FT TH N 63DEG 20MIN E 199.98 FT 06 TH ELY 220.44 FT TO POB. ALSO BEG 07 10.72 CHS W & 6 RDS S OF CENT OF SEC TH 08 S 32 1/2 DEG E 222 FT TH S 57 1/2DEG W 09 132 FT TH N 32 1/2 DEG W 222 FT TH N 57 10 1/2DEG E 132 FT TO POB

Comments/Influences
GAZEBO 2014

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 11/10/2021
MAP #:
2026 Est TCV 197,308 TCV/TFA: 109.62

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	462.00	252.00	1.0000	1.3817	60	100		38,301

462 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 38,301

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Gazeboo(s): Standard	9,494.00	1	83	7,880
D/W/P: 4in Concrete	6.96	988	83	5,707
Shed: Wood Frame	32.09	81	83	2,157
Total Estimated Land Improvements True Cash Value =				15,744

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	19,200	79,500	98,700			73,076C
2025	19,200	69,200	88,400			71,155C
2024	16,000	70,700	86,700			69,016C
2023	16,000	61,300	77,300			65,730C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
3	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1200 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.		Ord.	X	Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
3	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
1	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C +10
Effec. Age: 26
Floor Area: 1800
Total Base New: 311,253 E.C.F.
Total Depr Cost: 227,763 X 0.629
Estimated T.C.V.: 143,263

(16) Porches/Decks	
Area	Type
32	WGEP (1 Story)
40	CPP

(17) Garage
Year Built: 1950
Car Capracity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 520
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C 10 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1200 SF Floor Area = 1800 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Basement	1,200			
			Total:	258,704	191,442	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,478	3,314	
2 Fixture Bath			1	2,996	2,217	
Vent Fan			3	731	541	
Water/Sewer						
Septic System - MI			1	4,689	3,470	
Public Water			1	1,465	1,084	
Garages						
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)						
Base Cost			520	23,426	17,335	
Porches						
WGEP (1 Story)			32	5,166	1,705	*33%
CPP			40	1,091	360	*33%
Exterior						
Brick Veneer			120	1,987	1,470	
Fireplaces						
Interior 2 Story			1	6,520	4,825	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-085-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

128 S MICHIGAN AVENUE

Owner's Name/Address

KULEK THOMAS & WANDA
128 S MICHIGAN AVE
OMER, MI 48749-9786

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG AT W 1/4 COR TH S87 DEG 25E ALG E/W 1/4 OF SEC AND CENTERLINE OF WASHINGTON ROAD 1320.15 FT TH S1 DEG 32'37"W ALG W L OF NE 1/4 OF SW 1/4 OF SEC 661.13 FT S1 DEG 20'W 661.95 FT TO POB TH S1 DEG 32'37"E ALG W L OF NE 1/4 OF SW 1/4 46.45 FT TH N68 DEG 35'16"E 134 FT TH N21 DEG 27'40"W 253 FT TH 276.95 FT ALG ARC OF 1382.39 FT RADIUS CIRCULAR CURVE CONCAVE S'LY THROUGH A CENTRAL ANGLE OF 11DEG 12'22"E 152.64 FT TH N 56 DEG E 254.10 FT TH S30 DEG 11'18"E 222 FT TH N59 DEG 48'42:E 130.22 FT TH S30 DEG 11'18"E ALG W'LY ROW L OF MICHIGAN AVE 116.2 FT THS 59 DEG 48'42"W 130.22 FT TH S30 DEG 11'18"E 258.44 FT TH N87 DEG 29'11"W N87 DEG 31'W 869.88 FT TO POB. 6.93 ACRES M/L FROM 075-00,080-00,080-01,

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / /

MAP #:

2026 Est TCV 114,293 TCV/TFA: 62.66

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 5 - 8			6.93 Acres		2,400	100	100	16,63
6.93 Total Acres					Total Est. Land Value =			16,632

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	357	83	1,917
D/W/P: 4in Concrete	6.47	252	83	1,353
Total Estimated Land Improvements True Cash Value =				3,270

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,300	48,800	57,100			32,392C
2025	8,300	42,700	51,000			31,541C
2024	11,400	43,700	55,100			30,593C
2023	11,400	37,700	49,100			29,137C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
5	1st Floor
4	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 840 S.F.
Crawl: 144 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas		Oil		Elec.
	Wood		Coal	X	Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 1824
Total Base New: 276,806 E.C.F.
Total Depr Cost: 150,065 X 0.629
Estimated T.C.V.: 94,391

(16) Porches/Decks	
Area	Type
140	WGEP (1 Story)
252	CCP (1 Story)
24	CPP
364	WCP (1 Story)

(17) Garage
Year Built: 2000
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 864
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area: 357

Roof: Wood Shingle

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 984 SF Floor Area = 1824 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Basement	840			
1 Story	Siding	Crawl Space	144			
			Total:	209,153	110,849	
Other Additions/Adjustments						
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			864	28,616	15,166	
Door Opener			2	935	496	
Porches						
WGEP (1 Story)			140	11,609	6,153	
CCP (1 Story)			252	6,124	3,246	
WCP (1 Story)			364	11,197	9,294	*83%
CPP			24	621	329	
Water/Sewer						
Public Water			1	1,300	689	
Public Sewer			1	1,300	689	
Carports						
Wood Shingle			357	5,951	3,154	
			Totals:	276,806	150,065	

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-095-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SIMPSON CAROLYN & SLAYBAU	SCHEALL PHYLLIS	45,000	06/29/2017	WD	03-ARM'S LENGTH	201702308	OTHER	100
MCMANN WILLIAM	SIMPSON CAROLYN & SLAYBAU	45,000	09/30/2013	WD	03-ARM'S LENGTH	201303613	OTHER	100.00
ZIEGIER LILLIAN	MCMANN WILLIAM J	25,000	05/09/2007	PTA	33-TO BE DETERMINED	512/427	OTHER	100.00
KUSEY ROSE	KUSEY ROSE A & ZIEGIER LI	0	04/19/2002	QC	33-TO BE DETERMINED	365/849	OTHER	100.00

Property Address
202 S MICHIGAN AVENUE

Owner's Name/Address
SCHEALL PHYLLIS
387 SAGANING ROAD
BENTLEY, MI 48613-9629

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 10 CHS S & 6 CHS 92 LKS W & 177 FT N 33DEG W OF CENT OF SEC 15 TH N 33DEG W 75 FT TH N 57DEG E 132 FT TH S 33DEG E 75 FT TH S 57DEG W 132 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 70,834 TCV/TFA: 62.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	75.00	132.00	1.0000	1.0000	60	100		4,500

75 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,500

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	31.15	64	83	1,655

Total Estimated Land Improvements True Cash Value = 1,655

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,300	33,100	35,400			20,679C
2025	2,300	28,900	31,200			20,136C
2024	1,900	29,600	31,500			19,531C
2023	1,900	25,500	27,400			18,601C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1130 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1130
Total Base New: 158,199 E.C.F.
Total Depr Cost: 102,828 X 0.629
Estimated T.C.V.: 64,679

(16) Porches/Decks	
Area	Type

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 280
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1130 SF Floor Area = 1130 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,130		
			Total:	136,495	88,721

Other Additions/Adjustments

Plumbing			
2 Fixture Bath	1	2,502	1,626
Water/Sewer			
Septic System - MI	1	4,386	2,851
Public Water	1	1,300	845
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	280	13,516	8,785
Totals:		158,199	102,828

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 64,679

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-100-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ALLEN, DENNIS SR & DENNIS	ALLEN, DENNIS JR & EMERIC	0	07/12/2021	QC	21-NOT USED/OTHER	202102898	DEED	
REID FRANK & ALIDA	ALLEN, DENNIS SR & DENNIS	7,000	11/06/2019	WD	21-NOT USED/OTHER	201903746	DEED	100.00
VANALSTINE TRACY & NANCY	REID FRANK & ALIDA	0	08/18/2003	WD	03-ARM'S LENGTH	410/595	OTHER	
FAIRBANKS CAPITAL CORP	VANALSTINE TRACY & NANCY	22,000	08/02/2002	WD	03-ARM'S LENGTH	375/464	OTHER	100.00

Property Address
216 S MICHIGAN AVENUE

Owner's Name/Address
ALLEN, DENNIS JR & EMERICK CRYSTAL
216 S MICHIGAN AVE
OMER, MI 48749-9712

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 660 FT S & 456.72 FT W OF CENTER OF SEC, TH N 33DEG W 77 FT, N 57DEG E 132 FT, S 33DEG E ON MICH. AVE N 125 FT. TH WLY TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 11/04/2019
MAP #:
2026 Est TCV 63,523 TCV/TFA: 65.35

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	77.00	100.00	1.0000	0.8704	60	100		4,021
77 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,021

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	3000	98	17,787
Total Estimated Land Improvements True Cash Value =				17,787

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	29,800	31,800			23,150C
2025	2,000	26,900	28,900			22,542C
2024	1,700	27,400	29,100			21,865C
2023	1,700	24,100	25,800			20,824C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 216 S.F.
Crawl: 756 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 47
Floor Area: 972
Total Base New: 125,132 E.C.F.
Total Depr Cost: 66,320 X 0.629
Estimated T.C.V.: 41,715

(16) Porches/Decks	
Area	Type
20	CCP (1 Story)
24	CCP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 972 SF Floor Area = 972 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	756		
1 Story	Siding	Basement	216		
			Total:	117,968	62,523

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	2,178
Public Water	1	1,152	611
Porches			
CCP (1 Story)	20	865	458
CCP (1 Story)	24	1,038	550
Totals:		125,132	66,320

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 41,715

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-105-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BOYLE JADE	CLANCEY SHARON M	85,000	06/25/2021	WD	03-ARM'S LENGTH	202102725	DEED	100
RABIDEAU GERALD TRUST	BOYLE JADE	53,000	06/21/2017	WD	03-ARM'S LENGTH	201702227	OTHER	100.00
RABIDEAU, GERALD & WF		0	01/01/2000	WD	03-ARM'S LENGTH		OTHER	

Property Address

210 S MICHIGAN AVENUE

Owner's Name/Address

CLANCEY SHARON M
210 S MICHIGAN AVE
OMER, MI 48749-9712

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 10 CHS S & 6 CHS 92 LKS W 77 FT N 33DEG W OF CENT OF SEC TH N 33DEG W 100 FT TH N 57DEG E 132 FT S 33DEG E 100 FT TH S 57DEG W 132 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 06/25/2021

MAP #:

2026 Est TCV 102,823 TCV/TFA: 90.20

Building Permit(s)	Date	Number	Status
	01/05/1998	100	

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
JRR	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000

100 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.61	600	83	1,798
Fencing: Wire Mesh, #9	3.97	180	83	593
Total Estimated Land Improvements True Cash Value =				2,391

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	48,400	51,400			35,253C
2025	3,000	42,100	45,100			34,327C
2024	2,500	42,800	45,300			33,295C
2023	2,500	36,800	39,300			31,710C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1140 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 31
Floor Area: 1140
Total Base New: 241,605 E.C.F.
Total Depr Cost: 150,130 X 0.629
Estimated T.C.V.: 94,432

(16) Porches/Decks

Area	Type
180	WCP (1 Story)
144	WCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 0
Mech. Doors: 0
Area: 320
% Good: 1
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls BC Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1140 SF Floor Area = 1140 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	900			
1 Story	Siding	Crawl Space	240			
			Total:	191,022	131,805	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	5,433	3,749	
Public Water			1	1,877	1,295	
Garages						
Class: BC Exterior: Siding Foundation: 42 Inch (Finished)						
Base Cost			320	24,378	244	*1%
Porches						
WCP (1 Story)			180	10,235	7,062	
WCP (1 Story)			144	8,660	5,975	
			Totals:	241,605	150,130	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 94,432

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-115-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
939 WASHINGTON STREET

Owner's Name/Address
FLOWERS GREGORY & SHERYL
939 WASHINGTON STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 33 FT S & 33 FT E OF NW COR OF NW 1/4 OF SW 1/4 TH S 200 FT TH E 300 FT TH N 200 FT TH W 300 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 200,151 TCV/TFA: 99.28

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
PM	09/27/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	200.00	300.00	1.0000	1.5076	60	100		18,091
RATE TABLE 6 FRONT FOOT			200 Units		60.00000	100		12,00

200 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 30,091

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	180	63	734
D/W/P: Asphalt Paving	2.89	598	63	1,089
D/W/P: 4in Concrete	6.47	1208	83	6,487
D/W/P: 4in Concrete	6.47	3578	83	19,214
Shed: Wood Frame	28.69	80	63	1,446

Total Estimated Land Improvements True Cash Value = 28,970

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	15,000	85,100	100,100			58,397C
2025	15,000	77,100	92,100		92,100R	56,862C
2024	12,500	78,400	90,900	90,900M		55,153C
2023	12,500	68,900	81,400	81,400M		52,527C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1988	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
X	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
	Gable	X	Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
X	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
1	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
1 Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
1 Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 24
Floor Area: 2016
Total Base New: 258,257 E.C.F.
Total Depr Cost: 198,600 X 0.629
Estimated T.C.V.: 124,920

(16) Porches/Decks	
Area	Type
21	CPP
204	WCP (1 Story)
180	Treated Wood
336	Treated Wood

(17) Garage
Year Built: 1987
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 744
% Good: 83
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1988

(11) Heating System: No Heating/Cooling
Ground Area = 1344 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	1,344			
			Total:	198,265	150,681	
Other Additions/Adjustments						
Plumbing						
Extra Toilet			1	1,231	936	
Water/Sewer						
Septic System - MI			1	4,386	3,333	
Well, 200 Feet			1	9,927	7,545	
Deck						
Treated Wood			180	3,638	2,765	
Treated Wood			336	5,484	4,168	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			744	25,698	21,329	*83%
Common Wall: 1/2 Wall			1	-1,207	-1,002	
Door Opener			1	468	388	
Porches						
WCP (1 Story)			204	7,717	6,405	*83%
CPP			21	543	451	*83%
Fireplaces						

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2001
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 255
Height	8
Heating System	No Heating/Cooling
Length/Width/Area	34 X 26 = 884
Cost New	$25,265
Combined % Good	64/100/100/100 64.0
Depreciated Cost	$16,170
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$16,170
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 16,170 / All Cards: 16,170

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-125-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TREMBLE PHILLIP	GIBBS DENNIS	55,000	08/30/2005	WD	03-ARM'S LENGTH	468/48	OTHER	100

Property Address
1002 W HURON ROAD

Owner's Name/Address
GIBBS DENNIS
1002 W HURON ROAD
PO BOX 153
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 33 FT E & 779 FT S OF NW COR OF NW 1/4 OF SW 1/4 TH SELY 400 FT TO US-23 TH SWLY ALONG HWY 200 FT TH NWLY 200 FT TO PT DIRECT S OF POB TH N 253 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/01/2005
MAP #:
2026 Est TCV 97,016 TCV/TFA: 67.33

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	200.00	253.00	1.0000	1.3844	60	100		16,613
200 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			16,613

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,300	40,200	48,500			29,028C
2025	8,300	35,200	43,500			28,265C
2024	6,900	36,100	43,000			27,416C
2023	6,900	31,000	37,900			26,111C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	1984

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1441 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
Public Water
Public Sewer
1 Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1441
Total Base New: 220,391 E.C.F.
Total Depr Cost: 127,827 X 0.629
Estimated T.C.V.: 80,403

(16) Porches/Decks	
Area	Type

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1441 SF Floor Area = 1441 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,153		
1 Story	Siding	Crawl Space	288		
			Total:	168,386	97,664

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,544
Well, 200 Feet	1	9,927	5,758
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1200	37,692	21,861
Totals:		220,391	127,827

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 80,403

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-145-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GEORGE VICTOR NAGY FAMILY	FLYNN, MICHAEL	250,000	09/11/2024	PTA	03-ARM'S LENGTH		DEED	100
LENTZ ALLEN	GEORGE VICTOR NAGY FAMILY	0	11/02/2023	QC	10-FORECLOSURE	202303789	DEED	
NAGY GEORGE TRUST	LENTZ ALLEN	72,000	01/22/2016	LC	03-ARM'S LENGTH	201600227	OTHER	100.00
NAGY GEORGE	NAGY GEORGE TRUST	1	03/30/1998	WD	03-ARM'S LENGTH	375/557	OTHER	100.00

Property Address
1007 W HURON

Owner's Name/Address
FLYNN, MICHAEL
711 MARKWOOD DR
OXFORD, MI 48370

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 SW 1/4 OF SW 1/4 ACRES = 40.00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 147,922 TCV/TFA: 189.64

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
PM	09/27/2020	INSPECTED
RP	01/08/2010	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			38.88 Acres		2,400	100	100	93,31
38.88 Total Acres							Total Est. Land Value =	93,312

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	46,700	27,300	74,000			72,403C
2025	46,700	23,800	70,500			70,500U
2024	64,200	24,400	88,600			37,419C
2023	64,200	20,900	85,100	0M		0

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.		Ave.
	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
6	Front Overhang
6	Other Overhang

(4) Interior

X	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Tile
Other: Linoleum
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 668 S.F.
Crawl: 112 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
1	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 42
Floor Area: 780
Total Base New: 149,694 E.C.F.
Total Depr Cost: 86,821 X 0.629
Estimated T.C.V.: 54,610

(16) Porches/Decks

Area	Type
144	WGEP (1 Story)
20	CPP

(17) Garage

Year Built: 1971
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 780 SF Floor Area = 780 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	360		
1 Story	Siding	Basement	308		
1 Story	Siding	Crawl Space	112		
			Total:	105,175	61,000

Other Additions/Adjustments

Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	18,657	10,821
Porches			
WGEP (1 Story)	144	10,826	6,279
CPP	20	490	284
Water/Sewer			
Public Water	1	1,152	668
Well, 200 Feet	1	9,344	5,420
Fireplaces			
Interior 1 Story	1	4,050	2,349
Totals:		149,694	86,821

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 54,610

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-150-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOYT SANDRA	OTT JERRY & DEBBIE	2,500	11/05/2009	QC	33-TO BE DETERMINED	555/648	OTHER	100
HOYT GLEN & SANDRA	HOYT SANDRA	1	12/14/2004	QC	33-TO BE DETERMINED	449/246	DEED	

Property Address
408 S MICHIGAN AVENUE

Owner's Name/Address
OTT JERRY & DEBBIE TRUST
408 S MICHIGAN AVE
OMER, MI 48749-9632

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 N 8 RDS OF SE 1/4 OF SW 1/4 EXC ALL THAT PART OF ABOVE DESC PROPERTY LYING EAST OF THE CL OF EXISTING MICHIGAN AVENUE
SPLIT TO 030-0-015-400-090-01 IN 2001

Comments/Influences
SEE TRUST 559/97

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 07/28/2012
MAP #:
2026 Est TCV 186,428 TCV/TFA: 110.71

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	120.00	1.0000	0.9535	60	100		7,551

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,551

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	778	92	4,631
D/W/P: 4in Concrete	6.47	128	92	762
D/W/P: 4in Concrete	6.47	224	92	1,333

Total Estimated Land Improvements True Cash Value = 6,726

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,800	89,400	93,200			56,814C
2025	3,800	78,700	82,500			55,321C
2024	3,100	80,400	83,500			53,658C
2023	3,100	69,800	72,900			51,103C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
2012	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1684 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 7
Floor Area: 1684
Total Base New: 269,316 E.C.F.
Total Depr Cost: 250,463 X 0.629
Estimated T.C.V.: 157,541

(16) Porches/Decks

Area	Type
114	WCP (1 Story)
121	Treated Wood

(17) Garage

Year Built: 2012
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 2012

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1684 SF Floor Area = 1684 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=93/100/100/100/93

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,684		
			Total:	220,435	205,005
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	4,478	4,165
Deck					
Treated Wood			121	2,858	2,658
Garages					
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			960	34,550	32,131
Common Wall: 1 Wall			1	-2,589	-2,408
Door Opener			2	1,054	980
Porches					
WCP (1 Story)			114	5,600	5,208
Water/Sewer					
Public Water			1	1,465	1,362
Public Sewer			1	1,465	1,362
			Totals:	269,316	250,463

Notes:

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2011
Class/Construction	D,Pole
Quality/Exterior	Low Cost
# of Walls, Perimeter	4 Wall, 160
Height	20
Heating System	No Heating/Cooling
Length/Width/Area	49 X 31 = 1519
Cost New	$17,393
Combined % Good	84/100/100/100 84.0
Depreciated Cost	$14,610
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$14,610
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 14,610 / All Cards: 14,610

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-155-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAVERLY ALEX	SPROULE DONALD & ALICE	1	07/02/2000	QC	33-TO BE DETERMINED	332/308	DEED	100
HOYT GLEN ET AL	SPROULE DONALD & ALICE	500	07/02/2000	QC	33-TO BE DETERMINED	332/307	OTHER	100.00

Property Address
424 S MICHIGAN AVENUE

Owner's Name/Address
CAVERLY ALEX
1697 WILDWOOD DR
STERLING, MI 48659-9206

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 8 RDS S OF NE COR OF SE 1/4 OF SW 1/4 TH W 80 RDS S 8 RDS E 80 RDS N 8 RDS TO POB EXC ALL THAT PART OF THE ABOVE DESC LYING EAST OF THE CL OF EXISTING MICHIGAN AVENUE
SPLIT FROM 015-300-155-00 TO 015-400-090-01 IN 2001

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/01/2003
MAP #:
2026 Est TCV 100,809 TCV/TFA: 74.12

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			4.00 Acres		2,400	100	100	9,60
4.00 Total Acres							Total Est. Land Value =	9,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	192	73	907
Shed: Wood Frame	26.22	96	83	2,089
Total Estimated Land Improvements True Cash Value =				2,996

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,800	45,600	50,400			30,523C
2025	4,800	40,300	45,100			29,721C
2024	6,600	41,100	47,700			28,828C
2023	6,600	35,800	42,400			27,456C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1965	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.		Large Ave.
	Few	X	Small
	Wood Sash		
X	Metal Sash		
	Vinyl Sash		
	Double Hung		
X	Horiz. Slide		
	Casement		
X	Double Glass		
	Patio Doors		
	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1040 S.F.
Crawl: 320 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
X	Forced Air w/ Ducts				
	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1360
Total Base New: 210,585 E.C.F.
Total Depr Cost: 123,380 X 0.629
Estimated T.C.V.: 77,606

(16) Porches/Decks	
Area	Type
160	Treated Wood

(17) Garage
Year Built: 1965
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 63
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1965

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1360 SF Floor Area = 1360 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	1,040			
1 Story	Siding	Crawl Space	320			
			Total:	180,089	104,451	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,544	
Public Water			1	1,300	754	
Deck						
Treated Wood			160	3,371	2,124	*63%
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	21,439	13,507	*63%
			Totals:	210,585	123,380	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 77,606

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 128
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	40 X 24 = 960
Cost New	$32,141
Combined % Good	33/100/100/100 33.0
Depreciated Cost	$10,607
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$10,607
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 10,607 / All Cards: 10,607

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-165-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BATKO RICHARD	CLARK STEVEN	60,000	04/07/2022	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100

Property Address
522 S MICHIGAN AVENUE

Owner's Name/Address
CLARK STEVEN
522 S MICHIGAN AVENUE
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 A PC OF LAND COM AT A PT 02 16 RDS S OF THE NE COR OF THE SE 1/4 OF 03 SW 1/4 SEC 15, TH W 40 RDS, TH S 20 RDS 04 TH E 40 RDS TH N 20 RDS TO POB 05 CONTAINING APPRO 7.0 ACRES 06 ACRES = 5.00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/07/2022
MAP #:
2026 Est TCV 96,949 TCV/TFA: 86.56

Building Permit(s)	Date	Number	Status
	/ /	063	

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	627.00	1.0000	2.1794	60	100		25,892
PAVED	330.00	660.00	1.0000	2.2361	60	100		44,274
528 Actual Front Feet, 5.00 Total Acres							Total Est. Land Value =	70,166

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	26.22	96	50	1,258
Total Estimated Land Improvements True Cash Value =				1,258

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	35,100	13,400	48,500			43,242C
2025	35,100	11,400	46,500			42,106C
2024	29,200	11,700	40,900			40,840C
2023	29,200	10,100	39,300			38,896U

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1966	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Ave.		Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New: 88,216 E.C.F.
Total Depr Cost: 40,580 X 0.629
Estimated T.C.V.: 25,525

(16) Porches/Decks

Area	Type
128	WGEP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1966

(11) Heating System: Wall Furnace
Ground Area = 1120 SF Floor Area = 1120 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp Shingle	1120		
			Total:	60,486	27,824
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	2,628	1,209
Water/Sewer					
Septic System - MI			1	4,386	2,018
Well, 200 Feet			1	9,927	4,566
Porches					
WGEP (1 Story)			128	8,703	4,003
Skirting, Metal or Vinyl, Vertical			182	2,086	960
			Totals:	88,216	40,580

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 25,525

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-170-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
REID, FRANK & ALIDA	REID FRANK & ALIDA	92,500	10/08/1997	WD	03-ARM'S LENGTH	279/90	OTHER	
STODALAK	PERRY	80,000	10/19/1992	WD	03-ARM'S LENGTH	221/115	OTHER	

Property Address
344 S MICHIGAN AVENUE

Owner's Name/Address
REID FRANK & ALIDA
344 S MICHIGAN AVE
OMER, MI 48749-9785

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG AT INTERSECTION OF NE 1/4 OF SW 1/4 & WLY ROW OF MICH AVE TH W TO W LN OF NE 1/4 OF SW 1/4 TH N 180 FT TH E TO NW COR OF LOT 12 WALTERS RIVER SUB TH E 230.53 FT ALG N LN OF SD LOT TO W ROW OF MICH AVE TH SLY ALG ROW TO POB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/02/2001
MAP #:
2026 Est TCV 118,122 TCV/TFA: 55.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	180.00	230.53	1.0000	1.3215	60	100		14,273

180 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 14,273

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Fencing: Wire Mesh, #9	3.73	2720	0	0
Shed: Wood Frame	26.22	96	63	1,586
Shed: Wood Frame	22.20	192	63	2,685

Total Estimated Land Improvements True Cash Value = 4,271

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,100	52,000	59,100			34,760C
2025	7,100	44,800	51,900			33,847C
2024	5,900	45,900	51,800			32,830C
2023	5,900	39,600	45,500			31,267C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1950	1958

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1390 S.F.
Crawl: 657 S.F.
Slab: 70 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 2117
Total Base New: 295,096 E.C.F.
Total Depr Cost: 158,312 X 0.629
Estimated T.C.V.: 99,578

(16) Porches/Decks	
Area	Type
25	CPP
80	CPP

(17) Garage
Year Built: 1973
Car Capracity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 2 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 63
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1950

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2117 SF Floor Area = 2117 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Brick	Basement	1,390			
1 Story	Siding	Crawl Space	432			
1 Story	Brick	Slab	70			
1 Story	Brick	Crawl Space	225			
			Total:	265,411	140,667	

Other Additions/Adjustments

Plumbing				
2 Fixture Bath	1	2,502	1,326	
Water/Sewer				
Septic System - MI	1	4,386	2,325	
Public Water	1	1,300	689	
Garages				
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)				
Base Cost	576	25,108	15,818	*63%
Common Wall: 2 Wall	1	-6,458	-4,069	
Door Opener	1	468	295	
Porches				
CPP	25	713	378	
CPP	80	1,666	883	
	Totals:	295,096	158,312	

Notes:
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-173-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VAUGHN IRENE & GARY	BOND JESSICA	29,000	06/20/2012	WD	03-ARM'S LENGTH	201203068	OTHER	100

Property Address
228 S MICHIGAN AVENUE

Owner's Name/Address
BOND JESSICA
228 S MICHIGAN AVE
OMER, MI 48749-9712

Tax Description *BALANCE OF LEGAL ON FILE
01 BEG AT INT OF MICH AVE & WALL ST, TH N 02 87DEG 31MIN W 150.86 FT TO SE COR OF LOT 03 8 WALTERS RIFLE RIVER SUB, N 29DEG 31MIN 04 W ALNG E LINE OF LOT 8 155.31 FT, W 2 05 FT, N 74DEG E 139 FT TO MICH AVE. S 06 33DEG ALNG MICH AVE TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/20/2012
MAP #:
2026 Est TCV 67,983 TCV/TFA: 72.02

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	150.00	155.00	1.0000	1.0836	60	100		9,753
150 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			9,753

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	29,100	34,000			20,181C
2025	4,900	25,500	30,400			19,651C
2024	4,100	26,100	30,200			19,061C
2023	4,100	22,400	26,500			18,154C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows

X	Many	X	Large
	Ave.		Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 944 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 944
Total Base New: 159,613 E.C.F.
Total Depr Cost: 92,576 X 0.629
Estimated T.C.V.: 58,230

(16) Porches/Decks

Area	Type
16	CCP (1 Story)
20	CCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 944 SF Floor Area = 944 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	944			*58%
			Total:	131,731	76,404	

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,689	2,720	
Public Water	1	1,465	850	
Garages				
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	440	19,950	11,571	
Porches				
CCP (1 Story)	16	790	458	*58%
CCP (1 Story)	20	988	573	*58%
Totals:		159,613	92,576	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 58,230

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-175-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLIVER EDWARD & MARTAN	OLIVER EDWARD & KRISTINE	1	02/24/2004	QC	03-ARM'S LENGTH	426/393	DEED	
SANFORD LEROY	OLIVER EDWARD & MARTAN	10,000	03/05/1999	WD	03-ARM'S LENGTH	303/513	OTHER	100.00

Property Address
437 WALL STREET

Owner's Name/Address
OLIVER EDWARD & KRISTINE
741 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 A PART OF S 1/2 OF NE 1/4 OF SW 1/4 WITH POB N 87DEG 31MIN W 329 FT FROM NW COR OF LOT 9 OF WALTERS RIFLE RIVER SUB TH S 1DEG 30MINW 193.03 FT, TH N 87DEG 31MIN W 64.5 FT, TH N 1DEG 30 MIN E 193.03 FT, TH S 87DEG 31MIN E 64.5 FT TO POB LOT C

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 20,829 TCV/TFA: 23.25

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	09/27/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	64.50	193.03	1.0000	1.2093	60	100		4,680
65 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,680

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,300	8,100	10,400			6,349C
2025	2,300	7,100	9,400			6,183C
2024	2,000	7,200	9,200			5,998C
2023	2,000	6,200	8,200			5,713C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1976	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Ceramic Tile
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New: 55,812 E.C.F.
Total Depr Cost: 25,674 X 0.629
Estimated T.C.V.: 16,149

(16) Porches/Decks

Area	Type
24	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1976

(11) Heating System: Wall Furnace
Ground Area = 896 SF Floor Area = 896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	896		
			Total:	49,074	22,574
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,386	2,018
Public Water			1	1,300	598
Deck					
Treated Wood			24	1,052	484
			Totals:	55,812	25,674

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 16,149

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-175-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAVIGNE DEBRA	SETTLER SHIRLEY	11,000	12/18/2015	QC	33-TO BE DETERMINED	201600121	OTHER	100
WATSON ANTHONY JR & WILGA	LAVIGNE DEBRA	0	10/01/2013	QC	33-TO BE DETERMINED	201303511	OTHER	100.00
NELSON LAWRENCE & BERNICE	WATSON ANTHONY JR & WILGA	11,000	08/03/2011	LC	03-ARM'S LENGTH	201102680	OTHER	100.00
BADOUR DAVID & WEEKS ANGI	NELSON LAWRENCE & BERNICE	1	12/16/2010	QC	33-TO BE DETERMINED	2010-00843	OTHER	

Property Address

443 WALL STREET

Owner's Name/Address

SETTLER SHIRLEY
443 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 A PART OF S 1/2 OF THE NE 1/4 OF SW 1/4 WITH POB N 87DEG 31MIN W 393.5 FT FROM THE NW COR OF LOT 9 OF WALTERS RIFLE RIVER SUB TH S 1 DEG 30 MIN W 193.03 FT TH N 87DEG 31 MIN W 64.5 FT TH N 1DEG 30MIN E 193.03 FT TH S 87DEG 31MIN E 64.5 FT TO POB LOT D

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 10/01/2015

MAP #:

2026 Est TCV 21,183 TCV/TFA: 29.42

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	64.50	193.03	1.0000	1.2093	60	100		4,680

65 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	19.78	192	49	1,861

Total Estimated Land Improvements True Cash Value = 1,861

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,300	8,300	10,600			6,850C
2025	2,300	7,400	9,700			6,670C
2024	2,000	7,500	9,500			6,470C
2023	2,000	6,500	8,500			6,162C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 20
Floor Area:
Total Base New: 50,354 E.C.F.
Total Depr Cost: 23,279 X 0.629
Estimated T.C.V.: 14,642

(16) Porches/Decks

Area	Type
64	WSEP (1 Story)
36	Treated Wood
48	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	720			
			Total:	39,625	18,227	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,890	
Public Water			1	1,152	530	
Deck						
Treated Wood			36	1,395	684	*49%
Treated Wood			48	1,596	734	
Porches						
WSEP (1 Story)			64	2,477	1,214	*49%
			Totals:	50,354	23,279	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 14,642

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-175-15 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SVANBERG IVAN	CHARTIER CHERYL A	0	06/05/2023	QC	21-NOT USED/OTHER	202302013	DEED	100
CONRAD TERRY & DEBRA	SVANBERG IVAN	40,000	07/29/2020	LC	03-ARM'S LENGTH	2020002782	DEED	100.00
FGU	CONRAD TERRY	650	10/16/2013	QC	33-TO BE DETERMINED	201304114	OTHER	100.00
MITCHELL AUDREY	FGU	0	04/30/2013	SD	21-NOT USED/OTHER	201301589	OTHER	

Property Address
419 WALL STREET

Owner's Name/Address
CHARTIER CHERYL A
PO BOX 325
AU GRES, MI 48703-0325

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 A PART OF S 1/2 OF THE 02 NE 1/4 OF SW 1/4 WITH POB N 87DEG 31 MIN 03 W 200 FT FROM THE NW COR OF LOT 9 OF 04 WALTER'S RIFLE RIVER SUB TH S 1DEG 30MIN 05 W 193.03 FT, TH N 87DEG 31MIN W 64.5 FT 06 TH N 1DEG 30MIN E 193.03 FT, TH S 87DEG 07 31MIN E 64.5 FT TO POB LOT A

Comments/Influences
LADYBIRD FROM CHERYL CHARTIER UPON DEATH TO:

LEONARD A SVANBERG
420 WALL ST
OMER, MI 48749

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 09/13/2023
MAP #:
2026 Est TCV 156,071 TCV/TFA: 48.77

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	64.50	193.03	1.0000	1.2093	60	100		4,680

65 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,680

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	34.86	21	47	344

Total Estimated Land Improvements True Cash Value = 344

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,300	75,700	78,000			38,281C
2025	2,300	66,100	68,400			37,275C
2024	2,000	67,700	69,700	69,700J		36,155C
2023	2,000	33,300	35,300	35,300A		34,434C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
2022	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 960 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 6
Floor Area: 1280
Total Base New: 179,943 E.C.F.
Total Depr Cost: 169,147 X 0.629
Estimated T.C.V.: 106,393

(16) Porches/Decks	
Area	Type
132	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 2022

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1280 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Crawl Space	320		
1 Story	Siding	Crawl Space	640		
			Total:	166,271	156,295

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,478	4,209
Water/Sewer			
Septic System - MI	1	4,689	4,408
Public Water	1	1,465	1,377
Deck			
Treated Wood	132	3,040	2,858
Totals:		179,943	169,147

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 106,393

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: POLE BARN HOUSE

Yr Built	Remodeled
2021	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 6
Floor Area: 1920
Total Base New: 75,523 E.C.F.
Total Depr Cost: 70,992 X 0.629
Estimated T.C.V.: 44,654

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 2 Single Family POLE BARN HOUSE Cls CD Blt 2021

(11) Heating System: Forced Air w/ Ducts
Ground Area = 960 SF Floor Area = 1920 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Blt-In Gar.	960		
			Total:	75,523	70,992

Other Additions/Adjustments

Totals:	75,523	70,992

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 44,654

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-175-17 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZYLKA BINCE	BUSSINGER KERRI LYN	0	11/09/2021	QC	21-NOT USED/OTHER	202104572	DEED	
TERHAAR ROBERT LIVING TRU	ZYLKA BINCE	26,000	12/16/2005	LC	03-ARM'S LENGTH	477/192	OTHER	100.00
RAYNER LLOYD & DIANE	AMERICAN ELITE HOMES & RE	24,000	09/25/2002	WD	03-ARM'S LENGTH	381/24	OTHER	100.00
AMERICAN ELITE HOMES & RE	TERHAAR ROBERT LIVING TRU	28,000	09/25/2002	WD	03-ARM'S LENGTH	381/26	OTHER	100.00

Property Address

461 WALL STREET

Owner's Name/Address

BUSSINGER KERRI LYN
434 W CEDAR ST
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PART OF S 1/2 OF NE 1/4 OF SW 1/4 WITH POB,N 87DEG 31MIN W 522.5 FT FROM NW COR LOT 9 WALTER'S RIFLE RIVER SUB TH S 1DEG 30MIN W 193.03 FT TH N 87DEG 31MIN W 193.5 FT TH N 1DEG 30MIN E 193.03 FT TH S 87DEG 31MIN E 193.5 5 FT TO POB LOT F,G,H,I, COMBINED WITH - 030-0-015-300-175-018 & 19 & 20 (94)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 50,455 TCV/TFA: 65.70

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	193.30	258.00	1.0000	1.3981	60	100		16,215

193 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 16,215

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	644	46	1,917

Total Estimated Land Improvements True Cash Value = 1,917

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,100	17,100	25,200			16,147C
2025	8,100	15,900	24,000			15,723C
2024	6,800	16,000	22,800			15,251C
2023	6,800	14,300	21,100			14,525C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1974	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New: 68,823 E.C.F.
Total Depr Cost: 31,121 X 0.629
Estimated T.C.V.: 19,575

(16) Porches/Decks

Area	Type
126	WGEP (1 Story)
80	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1974

(11) Heating System: Wall Furnace
Ground Area = 768 SF Floor Area = 768 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	768			
			Total:	48,784	22,440	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,018	
Public Water			1	1,300	598	
Deck						
Treated Wood			80	2,133	875	*41%
Porches						
WGEP (1 Story)			126	8,615	3,532	*41%
Skirting, Metal or Vinyl, Vertical			152	1,742	801	
Unit-in-Place Cost Items						
CONC			810	1,863	857	
			Totals:	68,823	31,121	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 19,575

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Barn - General Purpose
Year Built		
Class/Construction	D,Pole	D,Frame
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 140	Lean-To, 40
Height	10	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	40 X 30 = 1200	12 X 8 = 96
Cost New	$20,736	$5,823
Combined % Good	48/100/100/100 48.0	48/100/100/100 48.0
Depreciated Cost	$9,953	$2,795
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$9,953	$2,795
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 12,748 / All Cards: 12,748

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-175-21 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
UNITY CREDIT COMPANY	MCINTOSH CHARLES & HOLLY	17,300	02/01/2021	QC	21-NOT USED/OTHER	202100534	DEED	100
BOND CORP	MARCOTT TIMOTHY & DEANNA	20,000	01/21/1999	LC	03-ARM'S LENGTH	303/690	OTHER	100.00
BOND CORP	MARCOTT TIMOTHY & DEANNA	20,000	02/05/1998	WD	03-ARM'S LENGTH	283/830	OTHER	
BOND CORP.	BLACKWELL	14,000	09/05/1992	WD	03-ARM'S LENGTH	220/620	OTHER	

Property Address
623 WALL STREET

Owner's Name/Address
MCINTOSH CHARLES & HOLLY
623 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 PART OF S 1/2 OF NE 1/4 02 OF SW 1/4 WITH POB N 87DEG 31MIN W 780.5 03 FT FROM THE NW COR OF LOT 9 WALTER'S 04 RIFLE RIVER SUB, TH S 1DEG 30MIN 05 W 193.03 FT, TH N 87DEG 31MIN W 193.5 FT 06 TH N 1D, 30M, E 193.03 FT, TH S 87D, 31M 07 E 193.5 FT TO POB PARCEL 1, 2, &3

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 25,004 TCV/TFA: 23.50

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	09/27/2020	INSPECTED
KD	07/10/1998	DATA ENTER

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	193.50	193.03	1.0000	1.2093	60	100		14,040

194 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 14,040

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	588	46	1,636
Shed: Wood Frame	22.83	100	41	936

Total Estimated Land Improvements True Cash Value = 2,572

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,000	5,500	12,500			9,338C
2025	7,000	5,200	12,200			9,093C
2024	5,900	5,200	11,100			8,820C
2023	5,900	4,600	10,500			8,400C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1979	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
X	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 224 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 20
Floor Area:
Total Base New: 86,051 E.C.F.
Total Depr Cost: 9,708 X 0.629
Estimated T.C.V.: 6,106

(16) Porches/Decks

Area	Type
96	WCP (1 Story)

(17) Garage

Year Built:
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 43
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1979

(11) Heating System: Wall Furnace
Ground Area = 1064 SF Floor Area = 1064 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/50/50/11.5

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	840			
Addition	Siding	Crawlspace	224			
			Total:	58,140	6,685	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	473	
Public Water			1	1,152	132	
Garages						
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	18,657	2,006	*43%
Door Opener			1	415	45	
Porches						
WCP (1 Story)			96	3,578	367	*41%
			Totals:	86,051	9,708	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 6,106

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 96
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	24 X 24 = 576
Cost New	$21,266
Combined % Good	43/100/50/50 10.8
Depreciated Cost	$2,286
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$2,286
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 2,286 / All Cards: 2,286

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-300-176-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FGU	KYLE RAYMOND	850	11/19/2012	QC	33-TO BE DETERMINED	201300307	OTHER	100
FGU ARENAC COUNTY	KYLE RAYMOND	850	10/24/2012	QC	33-TO BE DETERMINED	201300307	OTHER	100.00
CARSON II ROBERT & LINDA	BURGESS LINDA	1	01/11/2006	QC	33-TO BE DETERMINED	476/754	OTHER	
MASTRO RONALD	US BANK NATIONAL ASSOC.	100	11/09/2005	QC	33-TO BE DETERMINED	473/855	OTHER	

Property Address
425 WALL STREET

Owner's Name/Address
SVANBERG IVAN
420 WALLSTREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 A PART OF THE S 1/2 OF THE NE 1/4 OF SW 1/4 WITH POB N 87DEG 31MIN W 264.5 FT FROM NW COR OF LOT 9 WALTER S RIFLE RIVER SUB, TH S 1DEG 30MIN W 193.03 FT, TH N 87DEG 31MIN W 64.5 FT TH N 1DEG 30MIN E 193.03 FT, TH S 87 DEG 31MIN E 64.5 FT TO POB LOT B

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 22,074 TCV/TFA: 33.45

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	65.00	193.00	1.0000	1.2092	60	100		4,716
65 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,716

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	24.57	128	47	1,478
Total Estimated Land Improvements True Cash Value =				1,478

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,400	8,600	11,000			6,973C
2025	2,400	7,700	10,100			6,790C
2024	2,000	7,800	9,800			6,586C
2023	2,000	6,800	8,800			6,273C

Parcel Number: 030-0-015-300-176-00

Printed on 04/09/2026

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1967	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 24
Floor Area:
Total Base New: 53,808 E.C.F.
Total Depr Cost: 25,246 X 0.629
Estimated T.C.V.: 15,880

(16) Porches/Decks

Area	Type
64	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1967

(11) Heating System: Wall Furnace
Ground Area = 660 SF Floor Area = 660 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	660			
			Total:	46,770	21,982	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	2,204	
Public Water			1	1,465	689	
Porches						
CPP			64	884	371	*42%
			Totals:	53,808	25,246	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 15,880

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-300-180-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YOCOM TONY & AMY JO	DANIELS CYNTHIA	80,000	10/23/2018	WD	03-ARM'S LENGTH	201803680	OTHER	100
US BANK NATIONAL ASSOCIAT	YOCOM TONY & AMY JO	57,900	07/13/2006	QC	33-TO BE DETERMINED	494/333	DEED	100.00

Property Address
405 WALL STREET

Owner's Name/Address
DANIELS CYNTHIA
405 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG AT NW COR OF LT 9 OF WALTERS RIFLE RIV SUB TH W & PARL WITH WALL ST. 200 FT TH S & PARL WITH W LINE OF LTS 9 & 10 193.03 FT TH E & PARL WITH WALL ST 200 FT TH N & PARL WITH LTS 9 & 10 193.03 FT TO POB, BEING PRT OF S 1/2 OF NE 1/4 OF SW 1/4 OF SEC 15

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/23/2018
MAP #:
2026 Est TCV 118,559 TCV/TFA: 78.41

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	200.00	193.03	1.0000	1.2093	60	100		14,511

200 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 14,511

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	288	83	1,546

Total Estimated Land Improvements True Cash Value = 1,546

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,300	52,000	59,300			36,007C
2025	7,300	46,100	53,400			35,061C
2024	6,000	47,200	53,200			34,007C
2023	6,000	40,700	46,700			32,388C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1008 S.F.
Slab: 504 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
1	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 1512
Total Base New: 258,455 E.C.F.
Total Depr Cost: 156,936 X 0.629
Estimated T.C.V.: 98,713

(16) Porches/Decks	
Area	Type
264	WGEP (1 Story)
256	Treated Wood

(17) Garage
Year Built: 1965
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 384
% Good: 58
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1512 SF Floor Area = 1512 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,008			*63%
1 Story	Siding	Slab	240			*63%
1 Story	Siding	Slab	264			
			Total:	173,495	106,414	

Other Additions/Adjustments

Plumbing				
2 Fixture Bath	1	2,502	1,576	
Deck				
Treated Wood	256	4,588	2,661	*58%
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	384	16,339	9,477	*58%
Common Wall: 1 Wall	1	-2,421	-1,404	
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	672	23,910	13,868	*58%
Porches				
WGEP (1 Story)	264	17,662	10,244	*58%
Exterior				
Brick Veneer	232	3,536	2,228	
Water/Sewer				

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Arch-Rib (Quonset) Farm U
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Low Cost
# of Walls, Perimeter	4 Wall, 76
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	25 X 13 = 325
Cost New	$5,262
Combined % Good	72/100/100/100 72.0
Depreciated Cost	$3,789
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$3,789
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 3,789 / All Cards: 3,789

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-400-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIELINSKI ROBERT & MONICA	BENNETT MARCUS & LINDA	42,500	10/07/2016	LC	03-ARM'S LENGTH	201603347	OTHER	100
ZIELINSKI ROBERT & MONICA	FGU	1,780	05/04/2016	SD	21-NOT USED/OTHER	201601632	OTHER	100.00
PESTRUE RALPH & SHARYL	ZIELINSKI ROBERT & MONICA	1	02/18/2010	LC	03-ARM'S LENGTH	563/698	OTHER	100.00
HARRIS	PESTRUE RALPH & SHARYL	0	01/21/1998	WD	03-ARM'S LENGTH	283/96	OTHER	100.00

Property Address

600 E CENTER STREET

Owner's Name/Address

BENNETT MARCUS & LINDA
465 N HURON RD
AU GRES, MI 48703-9618

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 33 FT S 119 FT W OF NE COR OF SE 1/4 TH W 178 FT, S 214.5 FT, E 178 FT, N 214.5 FT TO POB SPLIT ON 06/07/2020 WITH 030-0-015-400-015-01 INTO 030-0-015-400-010-20;

Comments/Influences

PESTRUE LC TO HENRY ZIELINSKI NOW FROM HENRY TO ROBERT & MONICA ZIELINSKI, PESTRUE HAS INTEREST STILL UNTIL CONTRACT FULLFILLED LIBER AND PAGE WAS NOT CLEAR ON LST NUMBER 563/69 SOMETHING? MAYBE A 9 Split/Comb. on 06/07/2020 completed 06/07/2020 BSA ;
Parent Parcel(s): 030-0-015-400-010-00, 030-0-015-400-015-01;
Child Parcel(s): 030-0-015-400-010-20;

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 20,485 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	178.00	214.00	1.0000	1.2733	60	100		13,599
178 Actual Front Feet, 0.87 Total Acres					Total Est. Land Value =			13,599

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2025	EXEMPT	EXEMPT	EXEMPT			EXEMPT
2024	0	0	0			0
2023	0	0	0			0

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 36
Floor Area: 0
Total Base New: 17,104 E.C.F.
Total Depr Cost: 10,947 X 0.629
Estimated T.C.V.: 6,886

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1951
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 396
% Good: 64
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			396	16,636	10,647
Door Opener			1	468	300
			Totals:	17,104	10,947

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 6,886

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-015-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

202 STATE RD

Owner's Name/Address

COBB THOMAS & KATHLEEN
202 STATE RD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 2 RDS W & 412 1/2 FT S OF NE COR OF SE 1/4 TH S 82 1/2 FT W 264 FT N 82 1/2 FT E 264 FT TO POB

AND

T19N R5E SEC 15 PAR OF LAND COM 33 FT W & 330 FT S OF NE COR OF E 1/2 OF SE 1/4 TH W 264 FT PARALLEL WITH HWY US-23 TH S 82.5 FT TH E 264 FT TH N TO POB

SPLIT/COMBINED ON 08/04/2019 FROM 030-0-015-400-015-05, 030-0-015-400-020-00;

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 12/24/2020

MAP #:

2026 Est TCV 204,383 TCV/TFA: 85.16

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	08/01/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	82.50	264.00	1.0000	1.4142	60	100		7,000
PAVED	82.50	264.00	1.0000	1.4142	60	100		7,000
165 Actual Front Feet, 1.00 Total Acres							Total Est. Land Value =	14,001

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	24.86	120	49	1,462
Total Estimated Land Improvements True Cash Value =				1,462

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,000	95,200	102,200			69,457C
2025	7,000	80,700	87,700			67,631C
2024	5,800	82,800	88,600			65,598C
2023	5,800	71,200	77,000			62,475C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: RANCH

Yr Built	Remodeled
2020	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 2400 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 3
Floor Area: 2400
Total Base New: 309,640 E.C.F.
Total Depr Cost: 300,350 X 0.629
Estimated T.C.V.: 188,920

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family RANCH Cls CD Blt 2020

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2400 SF Floor Area = 2400 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=97/100/100/100/97

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	2,400		
			Total:	297,731	288,799

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	3,609
2 Fixture Bath	1	2,502	2,427
Water/Sewer			
Septic System - MI	1	4,386	4,254
Public Water	1	1,300	1,261
Totals:		309,640	300,350

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 188,920

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-025-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOLLAND ROY	HOLLAND FLOYD	0	08/17/2007	QC	33-TO BE DETERMINED	520/688	OTHER	

Property Address
520 E CENTER STREET

Owner's Name/Address
HOLLAND FLOYD ESTATE
HOLLAND SEANAN
689 ONANDAGO ST
YPSILANTI, MI 48198

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E SEC 15 BEG 18 RDS W OF NE COR 02 OF E 1/2 OF SE 1/4 TH S 20 RDS TH W 8 03 RDS TH N 20 RDS TH E 8 RDS TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 115,656 TCV/TFA: 72.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	280.00	1.0000	1.4564	60	100		11,535
132 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			11,535

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,800	52,000	57,800			39,495C
2025	5,800	47,400	53,200			38,457C
2024	4,800	48,200	53,000			37,301C
2023	4,800	42,500	47,300			35,525C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
1	Basement
5	1st Floor
3	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 1064 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1596
Total Base New: 214,481 E.C.F.
Total Depr Cost: 124,399 X 0.629
Estimated T.C.V.: 78,247

(16) Porches/Decks	
Area	Type
70	WCP (1 Story)
32	WCP (1 Story)
180	WCP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 58
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1064 SF Floor Area = 1596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Block	Basement	692		
1.5 Story	Siding	Basement	372		
			Total:	180,669	104,788

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,169	2,418
Public Water	1	1,236	717
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	400	15,904	9,224
Porches			
WCP (1 Story)	70	3,548	2,058
WCP (1 Story)	32	2,191	1,271
WCP (1 Story)	180	6,764	3,923
Totals:		214,481	124,399

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 78,247

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 128
Height	19
Heating System	No Heating/Cooling
Length/Width/Area	40 X 24 = 960
Cost New	$43,123
Combined % Good	60/100/100/100 60.0
Depreciated Cost	$25,874
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$25,874
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 25,874 / All Cards: 25,874

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-015-400-040-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
206 STATE ROAD

Owner's Name/Address
DALY LAWRENCE
206 STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 2 RDS W & 495 FT S OF NE COR OF E 1/2 OF SE 1/4 TH W 264 FT TH S 82.5 FT TH E 264 FT TH N 82.5 FT TO POB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 76,820 TCV/TFA: 57.16

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	10/17/2020	INSPECTED
T&R	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	82.50	264.00	1.0000	1.4142	60	100		7,000
83 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	7,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,500	34,900	38,400			22,301C
2025	3,500	30,500	34,000			21,715C
2024	2,900	31,300	34,200			21,063C
2023	2,900	26,900	29,800			20,060C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
4	1st Floor
	2nd Floor
3	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Vinyl
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

8	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 1344
Total Base New: 190,006 E.C.F.
Total Depr Cost: 111,002 X 0.629
Estimated T.C.V.: 69,820

(16) Porches/Decks

Area	Type
24	CPP
20	CPP
140	Treated Wood

(17) Garage

Year Built: 1966
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 576
% Good: 61
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	960			
1 Story	Siding	Crawl Space	384			
			Total:	158,652	92,019	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,544	
Public Water			1	1,300	754	
Deck						
Treated Wood			140	3,090	1,947	*63%
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			576	21,439	13,078	*61%
Porches						
CPP			24	621	360	
CPP			20	518	300	
			Totals:	190,006	111,002	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 69,820

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-045-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OWEN SHAWN	MEYER TERRY R	129,500	05/03/2024	WD	03-ARM'S LENGTH	202401667	PROPERTY TRANSFER	100
SCHLAGEL LORNA TRUST	OWEN SHAWN	0	09/11/2023	OTH	08-ESTATE	202400342 & 20	DEED	

Property Address
216 E STATE ROAD

Owner's Name/Address
MEYER TERRY R
216 E STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 A PC OF LAND COM 2 RDS W & 577.5 FT S OF THE NE COR OF E 1/2 OF THE SE 1/4 TH W 264 FT PAR WITH HWY US-23 TH S 165 FT E 264 FT TH N 264 FT TO POB. COMBINED WITH =030-00-400-045-00 (94)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/13/2024
MAP #:
2026 Est TCV 106,985 TCV/TFA: 90.05

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	165.00	264.00	1.0000	1.4142	60	100		14,001

165 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 14,001

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	200	63	877

Total Estimated Land Improvements True Cash Value = 877

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,000	46,500	53,500			48,885C
2025	7,000	40,600	47,600			47,600U
2024	5,800	41,700	47,500	47,500A		0
2023	5,800	35,800	41,600			28,465C

Parcel Number: 030-0-015-400-045-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: MANUFACTURED

Yr Built	Remodeled
1992	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small
	Wood Sash		
X	Metal Sash		
	Vinyl Sash		
	Double Hung		
	Horiz. Slide		
	Casement		
	Double Glass		
X	Patio Doors		
X	Storms & Screens		

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1188 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 24
Floor Area: 1188
Total Base New: 193,200 E.C.F.
Total Depr Cost: 146,434 X 0.629
Estimated T.C.V.: 92,107

(16) Porches/Decks

Area	Type
32	CPP

(17) Garage

Year Built: 1968
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 776
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family MANUFACTURED Cls C Blt 1992

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1188 SF Floor Area = 1188 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=76/100/100/100/76

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Slab	1,188			
			Total:	156,719	119,106	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	3,564	
Public Water			1	1,465	1,113	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			776	29,403	22,346	
Porches						
CPP			32	924	305	*33%
			Totals:	193,200	146,434	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 92,107

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-055-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NORGAN GREG & HILLIARD DI	NORGAN GREG & HILLIARD DI	0	03/01/2023	QC	03-ARM'S LENGTH	202300601	DEED	
ARENAC COUNTY TREASURER	NORGAN GREG & HILLIARD DI	9,200	08/23/2017	WD	21-NOT USED/OTHER	201703449	OTHER	100.00
THOMAS CHIDA	ARENAC COUNTY TREASURER	0	03/31/2017	SD	10-FORECLOSURE	201701314	OTHER	
THOMAS CINO	THOMAS CHIDA	0	10/27/2014	QC	33-TO BE DETERMINED	201403816	OTHER	

Property Address
236 S STATE ROAD

Owner's Name/Address
NORGAN GREG & HILLIARD DIANNE
PIERCE COURTNEY, KARINA & GARRET
236 S STATE ROAD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 742 1/2 FT S OF NE COR OF E 1/2 OF SE 1/4 TH W 264 FT TH S 82 1/2 FT TH E 264 FT TH N 82 1/2 FT TO POB

Comments/Influences
CHANGED FROM CHAPEL VALUES TO HOUSE VALUES- 2014 FOR 2015

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/08/2025
MAP #:
2026 Est TCV 62,304 TCV/TFA: 49.68

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	83.00	264.00	1.0000	1.4142	60	100		7,043
83 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	7,043

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	30.38	45	86	1,176
Shed: Wood Frame	19.78	192	86	3,266
Total Estimated Land Improvements True Cash Value =				4,442

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,500	27,700	31,200			18,958C
2025	3,500	24,100	27,600		27,600A	18,460C
2024	2,900	23,100	26,000		26,000A	16,354C
2023	2,900	19,900	22,800			15,576C

Parcel Number: 030-0-015-400-055-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings			

(7) Excavation
Basement: 0 S.F.
Crawl: 1254 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 46
Floor Area: 1254
Total Base New: 145,706 E.C.F.
Total Depr Cost: 80,793 X 0.629
Estimated T.C.V.: 50,819

(16) Porches/Decks	
Area	Type
190	WCP (1 Story)
35	WPP
18	WPP

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1254 SF Floor Area = 1254 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=54/100/100/100/54

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,254			
			Total:	136,705	73,820	

Other Additions/Adjustments

Porches					
WCP (1 Story)	190	6,601	5,677	*86%	
WPP	35	1,569	847		
WPP	18	831	449		
	Totals:	145,706	80,793		

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 50,819

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-090-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SETTLER	SPROULE	0	09/06/1995	WD	03-ARM'S LENGTH		OTHER	100

Property Address
405 S MICHIGAN AVENUE

Owner's Name/Address
SPROULE ALICE
405 S MICHIGAN AVE
OMER, MI 48749-9632

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 N 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 W OF RIFLE RIVER INCLUDING ALL THAT PART OF THE SW 1/4 THAT IS EAST OF CL OF EXISTING MICHIGAN AVENUE COMBINED FROM 300-015-00, 300-155-00 AND 400-090-00 IN 2001

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/01/2003
MAP #:
2026 Est TCV 226,700 TCV/TFA: 75.47

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			10.00 Acres		2,400	100	100	24,00
10.00 Total Acres							Total Est. Land Value =	24,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	12,000	101,400	113,400			62,670C
2025	12,000	87,200	99,200			61,023C
2024	16,500	89,300	105,800			59,189C
2023	16,500	76,700	93,200			56,371C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1844 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
2	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 21
Floor Area: 3004
Total Base New: 407,921 E.C.F.
Total Depr Cost: 322,258 X 0.629
Estimated T.C.V.: 202,700

(16) Porches/Decks

Area	Type
20	WCP (1 Story)
15	WPP
576	Treated Wood

(17) Garage

Year Built: 2000
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1844 SF Floor Area = 3004 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=79/100/100/100/79

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	1,160		
1 Story	Siding	Basement	684		
			Total:	364,185	287,706

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,478	3,538
Vent Fan	2	487	385
Water/Sewer			
Septic System - MI	1	4,689	3,704
Public Water	1	1,465	1,157
Deck			
Treated Wood	576	7,983	6,307
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	23,910	18,889
Common Wall: 1 Wall	1	-2,589	-2,045
Door Opener	2	1,054	833
Porches			
WCP (1 Story)	20	1,480	1,169
WPP	15	779	615

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-400-095-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ATWELL KENNETH ET AL	WEEKS ANGELA	70,000	06/29/2010	WD	03-ARM'S LENGTH	568/393	OTHER	100
ATWELL CECELIA	ATWELL KENNETH ET AL	1	01/23/2008	QC	33-TO BE DETERMINED	529/70	OTHER	

Property Address
505 S MICHIGAN AVENUE

Owner's Name/Address
WEEKS ANGELA
505 S MICHIGAN AVE
OMER, MI 48749-9784

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 S 1/2 OF N 1/2 OF SW 1/4 OF SE 1/4 W OF RIFLE RIVER & D&M RR

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/29/2010
MAP #:
2026 Est TCV 83,749 TCV/TFA: 50.76

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			10.00 Acres		2,400	100	100	24,00
10.00 Total Acres							Total Est. Land Value =	24,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	12,000	29,900	41,900			22,922C
2025	12,000	25,900	37,900			22,320C
2024	16,500	26,500	43,000			21,649C
2023	16,500	22,800	39,300			20,619C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	1963

Condition: Average

Room List

	Basement
5	1st Floor
2	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 1260 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 1650
Total Base New: 179,226 E.C.F.
Total Depr Cost: 94,991 X 0.629
Estimated T.C.V.: 59,749

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1650 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Slab	780		
1 Story	Siding	Slab	480		
			Total:	173,540	91,977

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,325
Public Water	1	1,300	689
Totals:		179,226	94,991

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 59,749

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-001-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CODY	SPEARY-SEACH	19,000	02/13/1994	WD	03-ARM'S LENGTH	26/309	OTHER	

Property Address
320 KENT STREET

Owner's Name/Address
SEACH MICHAEL & PATRICIA
320 KENT ST
OMER, MI 48749-9762

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 4 & 5 BLK 1 OCONNORS PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/07/2020
MAP #:
2026 Est TCV 28,260 TCV/TFA: 39.25

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	100.00	1.0000	0.8704	60	100		6,893

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,893

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.83	100	39	890

Total Estimated Land Improvements True Cash Value = 890

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,400	10,700	14,100			8,967C
2025	3,400	9,700	13,100			8,732C
2024	2,900	9,800	12,700			8,470C
2023	2,900	8,500	11,400			8,067C

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 20
Floor Area:
Total Base New: 73,446 E.C.F.
Total Depr Cost: 32,555 X 0.629
Estimated T.C.V.: 20,477

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1977
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 528
% Good: 39
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	720			
			Total:	39,625	18,227	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,890	
Public Water			1	1,152	530	
Garages						
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			528	17,561	6,849	*39%
Unit-in-Place Cost Items						
SHED 100 SQ FT			100	851	391	
Concrete Foundation			696	10,148	4,668	
			Totals:	73,446	32,555	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 20,477

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-001-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ANDERSON RICHARD & BONNIE	ANDERSON, RICHARD BONNIE	0	05/09/2006	QC	33-TO BE DETERMINED	484/404	OTHER	

Property Address
304 KENT STREET

Owner's Name/Address
ANDERSON RICHARD BONNIE & ET AL
ANDERSON, BONNIE & ET AL
304 KENT STREET
PO BOX 172
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 6 & 7 BLK 1 OCONNORS PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 12/11/2007
MAP #:
2026 Est TCV 138,888 TCV/TFA: 80.56

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000

100 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	336	56	1,310
Shed: Wood Frame	32.26	80	83	2,142
Total Estimated Land Improvements True Cash Value =				3,452

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	66,400	69,400			39,992C
2025	3,000	56,800	59,800			38,941C
2024	2,500	58,100	60,600			37,771C
2023	2,500	50,200	52,700			35,973C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1698 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
1	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 1724
Total Base New: 275,182 E.C.F.
Total Depr Cost: 205,781 X 0.629
Estimated T.C.V.: 129,436

(16) Porches/Decks	
Area	Type
92	CCP (1 Story)
92	Treated Wood

(17) Garage
Year Built: 1979
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 440
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1698 SF Floor Area = 1724 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,698			
1 Story	Siding	Overhang	26			
			Total:	224,358	168,268	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,996	2,247	
Ceramic Tub Alcove			1	737	553	
Water/Sewer						
Septic System - MI			1	4,689	3,517	
Public Water			1	1,465	1,099	
Deck						
Treated Wood			92	2,363	1,772	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			440	19,950	14,962	
Common Wall: 1 Wall			1	-2,589	-1,942	
Porches						
CCP (1 Story)			92	2,748	1,456	*53%
Solar Room			104	18,465	13,849	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-002-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWART JAMES & REVIA	CLEVELAND TRUMAN J	112,500	02/04/2022	PTA	03-ARM'S LENGTH		DEED	100
FISCHER	STEWART, JAMES & REVIA	50,000	08/01/1994	WD	03-ARM'S LENGTH	241/415	OTHER	

Property Address
210 KENT STREET

Owner's Name/Address
CLEVELAND TRUMAN J
PO BOX 1104
STANDISH, MI 48658-1104

Tax Description *BALANCE OF LEGAL ON FILE
LTS 4-5 BLK 2 OCONNER OMER PLAT 02 AND ALSO THE N 10 FT OF THE VACATED 03 ALLEY BETWEEN LOTS 4, 5, 6, & 7 BLK 2

Comments/Influences
MAKE CORRECTIONS, ROOF AND SIDING

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/10/2022
MAP #:
2026 Est TCV 108,081 TCV/TFA: 80.42

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
PM	07/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.10	640	76	1,508
Total Estimated Land Improvements True Cash Value =				1,508

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	51,000	54,000			45,773C
2025	3,000	44,300	47,300			44,570C
2024	2,500	45,400	47,900			43,230C
2023	2,500	39,100	41,600			41,172U

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many	X	Large
	Ave.		Ave.
	Few		Small
	Wood Sash		
	Metal Sash		
	Vinyl Sash		
X	Double Hung		
	Horiz. Slide		
	Casement		
X	Double Glass		
	Patio Doors		
X	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1344 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
	Forced Air w/ Ducts				
X	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 23
Floor Area: 1344
Total Base New: 215,195 E.C.F.
Total Depr Cost: 159,894 X 0.629
Estimated T.C.V.: 100,573

(16) Porches/Decks	
Area	Type
32	CPP
20	CPP

(17) Garage
Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 46
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Hot Water
Ground Area = 1344 SF Floor Area = 1344 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=77/100/100/100/77

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,344			
			Total:	185,836	143,093	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	4,478	3,448	
Water/Sewer						
Septic System - MI			1	4,689	3,611	
Public Water			1	1,465	1,128	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			352	17,255	7,937	*46%
Porches						
CPP			32	924	425	*46%
CPP			20	548	252	*46%
			Totals:	215,195	159,894	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 100,573

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-002-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING REALTY ENTERPRISES L	EDMONDS QUALITY PROPERTIE	91,600	05/24/2024	LC	03-ARM'S LENGTH	202401799	DEED	100
LEE LAWRENCE ESTATE	KING REALTY ENTERPRISES L	75,000	05/04/2023	WD	03-ARM'S LENGTH	202301591	DEED	100.00
GRUSECKI RODNEY	LEE LAWRENCE	6,000	02/04/2000	WD	21-NOT USED/OTHER	319/70	OTHER	100.00
LUSHNAT	GRUSECKI, RODNEY & BONNIE	8,000	07/31/1996	WD	03-ARM'S LENGTH	262/696	OTHER	100.00

Property Address
330 CENTER STREET

Owner's Name/Address
EDMONDS QUALITY PROPERTIES LLC
330 CENTER ST
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE
LT 6 BLK 2 O CONNORS PLAT
OMER

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 01/14/2026

MAP #:

2026 Est TCV 14,246 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	66.00	1.0000	0.7071	60	100		4,243

100 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 4,243

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	24.12	140	53	1,790

Total Estimated Land Improvements True Cash Value = 1,790

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,100	5,000	7,100			7,086C
2025	2,100	4,800	6,900			6,900U
2024	1,800	4,800	6,600			6,600U
2023	1,800	4,200	6,000			3,555C

Parcel Number: 030-0-C10-002-006-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

1	Average Fixture(s)
	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 49
Floor Area: 0
Total Base New: 25,604 E.C.F.
Total Depr Cost: 13,058 X 0.629
Estimated T.C.V.: 8,213

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1963
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 740
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			740	25,604	13,058
			Totals:	25,604	13,058

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 8,213

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-003-003-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING REALTY ENTERPRISES L		0	05/24/2024	LC	03-ARM'S LENGTH		DEED	
KING REALTY ENTERPRISES L	EDMONDS QUALITY PROPERTIE	91,600	05/24/2024	LC	03-ARM'S LENGTH	202401799	DEED	100.00
LEE LAWRENCE ESTATE	KING REALTY ENTERPRISES L	75,000	05/04/2023	WD	03-ARM'S LENGTH	202301591	DEED	100.00
CITY OF OMER	LEE LAWRENCE	1	05/20/2002	QC	33-TO BE DETERMINED	369/590	OTHER	

Property Address
330 CENTER STREET

Owner's Name/Address
EDMONDS QUALITY PROPERTIES LLC
330 CENTRE STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LTS 3-4-5-6 BLK 3 OCON OMER PLAT & THE ABANDONED OLD BRIDGE STREET ADJACENT TO LOTS 3 AND 6 ABOVE.
COMBINED WITH 030-0-O10-003-004-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/14/2026
MAP #:
2026 Est TCV 73,492 TCV/TFA: 52.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	200.00	1.0000	1.2309	60	100		14,623

198 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 14,623

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	100	73	442

Total Estimated Land Improvements True Cash Value = 442

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,300	29,400	36,700			33,891C
2025	7,300	25,700	33,000			33,000U
2024	6,100	26,300	32,400			32,400U
2023	6,100	22,600	28,700			19,507C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 0 S.F.
Crawl: 1088 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 49
Floor Area: 1392
Total Base New: 182,131 E.C.F.
Total Depr Cost: 92,888 X 0.629
Estimated T.C.V.: 58,427

(16) Porches/Decks	
Area	Type
60	WGEP (1 Story)
419	Treated Wood

(17) Garage
Year Built: 1963
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Hot Water
Ground Area = 1088 SF Floor Area = 1392 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	192		
1 Story	Siding	Crawl Space	288		
1.5 Story	Siding	Crawl Space	416		
1.5 Story	Siding	Crawl Space	192		
			Total:	150,194	76,599

Other Additions/Adjustments

Plumbing			
2 Fixture Bath	1	2,074	1,058
Water/Sewer			
Septic System - MI	1	4,109	2,096
Public Water	1	1,152	588
Deck			
Treated Wood	419	6,184	3,154
Garages			
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	400	14,488	7,389
Common Wall: 1 Wall	1	-2,227	-1,136
Porches			
WGEP (1 Story)	60	6,157	3,140
	Totals:	182,131	92,888

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-005-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KACZYNSKI RHONDA	TAYLOR PHILLIP T & KATHER	0	01/21/2021	QC	21-NOT USED/OTHER	202100326	DEED	
POLITTE STEVEN & KACZYNSK	KACZYNSKI RHONDA	1	05/11/2016	QC	03-ARM'S LENGTH	201601708	OTHER	100.00
TAYLOR PHILLIP T & KATHER	KACZYNSKI RHONDA	0	05/11/2016	QC	10-FORECLOSURE	201601708	DEED	
TAYLOR PHILLIP & KATHERIN	POLITTE STEVEN & KACZYNSK	35,000	10/18/2011	LC	03-ARM'S LENGTH	201103686	OTHER	

Property Address

430 W CENTER STREET

Owner's Name/Address

KACZYNSKI RHONDA
430 W CENTER STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

LTS 3 TO 12 INCL BLK 5 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 03/16/2023

MAP #:

2026 Est TCV 82,427 TCV/TFA: 41.21

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	60.00	120.00	1.0000	0.9535	60	100		3,432

60 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 3,432

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	108	83	542

Total Estimated Land Improvements True Cash Value = 542

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,700	39,500	41,200			24,917C
2025	1,700	34,700	36,400			24,262C
2024	1,400	35,400	36,800			23,533C
2023	1,400	30,700	32,100			22,413C

Parcel Number: 030-0-C10-005-003-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1400 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 47
Floor Area: 2000
Total Base New: 210,953 E.C.F.
Total Depr Cost: 111,807 X 0.629
Estimated T.C.V.: 70,327

(16) Porches/Decks	
Area	Type
75	WCP (1 Story)
236	WCP (1 Story)
24	CPP
24	CPP

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1400 SF Floor Area = 2000 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	750		
2 Story	Siding	Crawl Space	600		
1 Story	Siding	Crawl Space	50		
			Total:	193,527	102,569

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	2,178
Public Water	1	1,152	611
Porches			
WCP (1 Story)	75	3,503	1,857
WCP (1 Story)	236	7,486	3,968
CPP	24	588	312
CPP	24	588	312
Totals:		210,953	111,807

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 70,327

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 140
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	40 X 30 = 1200
Cost New	$38,568
Combined % Good	43/100/70/70 21.1
Depreciated Cost	$8,126
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$8,126
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 8,126 / All Cards: 8,126

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-006-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERRY ROBIN	BERRY ROBIN & JANET TRUST	0	07/15/2020	QC	21-NOT USED/OTHER	202002592	DEED	

Property Address
405 GORIE STREET

Owner's Name/Address
BERRY ROBIN & JANET TRUST
405 GORIE ST
OMER, MI 48749-9610

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 1-2 BLK 6 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/28/2022
MAP #:
2026 Est TCV 126,517 TCV/TFA: 66.73

Building Permit(s)	Date	Number	Status
	06/08/1999	00632	

X	Improved		Vacant

	Public Improvements
	Dirt Road
	Gravel Road
X	Paved Road
	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

Who	When	What
EB	10/01/2025	INSPECTED
PM	07/26/2020	INSPECTED
T&R	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	100.00	1.0000	0.8704	60	100		6,893
132 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	6,893

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	120	0	0
D/W/P: 4in Concrete	6.47	1090	0	0
D/W/P: 4in Concrete	6.47	27	0	0
Shed: Wood Frame	23.31	162	83	3,134
Total Estimated Land Improvements True Cash Value =				3,134

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,400	59,900	63,300			36,878C
2025	3,400	52,200	55,600			35,909C
2024	2,900	53,400	56,300			34,830C
2023	2,900	46,000	48,900			33,172C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1974	1976

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many	X	Large
	Ave.		Ave.
	Few		Small
	Wood Sash		
	Metal Sash		
	Vinyl Sash		
	Double Hung		
X	Horiz. Slide		
	Casement		
	Double Glass		
	Patio Doors		
X	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Carpeted
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1152 S.F.
Slab: 744 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
	Forced Air w/ Ducts				
X	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
150	Amps Service

No./Qual. of Fixtures

X	Ex.		Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
1	Cook Top
1	Dishwasher
	Garbage Disposal
1	Bath Heater
	Vent Fan
1	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
1	Oven
	Microwave
	Standard Range
1	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 32
Floor Area: 1896
Total Base New: 269,749 E.C.F.
Total Depr Cost: 185,198 X 0.629
Estimated T.C.V.: 116,490

(16) Porches/Decks	
Area	Type
384	WCP (1 Story)

(17) Garage
Year Built: 1976
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 624
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1974

(11) Heating System: Forced Hot Water
Ground Area = 1896 SF Floor Area = 1896 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,152			
1 Story	Siding	Slab	216			
1 Story	Siding	Slab	528			
			Total:	217,033	147,582	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,721	2,530	
Water/Sewer						
Septic System - MI			1	4,386	2,982	
Public Water			1	1,300	884	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			624	22,632	15,390	
Common Wall: 1 Wall			1	-2,421	-1,646	
Door Opener			1	468	318	
Porches						
WCP (1 Story)			384	11,804	9,797	*83%
Built-Ins						
Cook Top			1	612	416	
Dishwasher			1	619	421	
Bath Heater			1	191	130	

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-006-003-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LOPER BRADLEY & HEATHER	LOPER BRADLEY	0	10/12/2023	QC	21-NOT USED/OTHER	202303581	DEED	
WITKOP ELEANOR	LOPER BRADLEY & HEATHER	74,800	04/15/2015	WD	03-ARM'S LENGTH	201501705	OTHER	100.00

Property Address
425 GORIE STREET

Owner's Name/Address
LOPER BRADLEY
425 GORIE ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LTS 3-4 BLK 6 OCON OMER PLAT ALSO VACATED E 30 FT OF JACKSON ST LYING DIRECTLY W OF LOT 4 RENUMBERED FROM O10-006-003-00 IN 1999 COMBINED VACATED ALLEY IN 2000

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/15/2015
MAP #:
2026 Est TCV 118,477 TCV/TFA: 96.17

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
PM	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	100.00	1.0000	0.8704	60	100		6,893
PAVED	30.00	100.00	1.0000	0.8704	60	100		1,567
162 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	8,460

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,200	55,000	59,200			31,645C
2025	4,200	49,800	54,000			30,814C
2024	3,500	50,700	54,200			29,888C
2023	3,500	44,300	47,800			28,465C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 704 S.F.
Crawl: 176 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 29
Floor Area: 1232
Total Base New: 192,231 E.C.F.
Total Depr Cost: 136,483 X 0.629
Estimated T.C.V.: 85,848

(16) Porches/Decks	
Area	Type
16	CPP

(17) Garage
Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 660
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 880 SF Floor Area = 1232 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=71/100/100/100/71

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Mich. Bsmnt	704		
1 Story	Siding	Crawl Space	176		
			Total:	159,318	120,777

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	3,329
Public Water	1	1,465	1,040
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	660	26,321	18,688
Porches			
CPP	16	438	311
Totals:		192,231	136,483

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 85,848

*** Information herein deemed reliable but not guaranteed***

Building Type	Barn - General Purpose
Year Built	
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 80
Height	8
Heating System	No Heating/Cooling
Length/Width/Area	48 X 32 = 1536
Cost New	$38,983
Combined % Good	62/100/100/100 62.0
Depreciated Cost	$24,169
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$24,169
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 24,169 / All Cards: 24,169

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-006-005-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KAUFFMAN JACOB & MEGAN	WHITCHER TRAVIS & COGGINS	89,900	10/30/2019	WD	03-ARM'S LENGTH	201903647	DEED	100
GRUSECKI BONNIE	KAUFFMAN JACOB & MEGAN	83,000	06/02/2011	WD	03-ARM'S LENGTH	201101944	OTHER	100.00
GRUSECKI RODNEY & BONNIE	GRUSECKI BONNIE	1	04/13/2000	SD	21-NOT USED/OTHER	321/651	DEED	

Property Address
412 N CLARK STREET

Owner's Name/Address
WHITCHER TRAVIS & COGGINS SAMANTHA
412 N CLARK STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LTS 5 & 6 & 7 BLK 6 OCON OMER PLAT ALSO VACATED E 30 FT OF JACKSON ST LYING DIRECTLY W OF LOT 5 NUMBER CHANGED FROM O10-006005-00 IN 1999 COMBINED WITH VACATED ALLEY IN 2000

Comments/Influences
Split/Comb. on 07/15/2012 completed 07/15/2012 BSA ;
Parent Parcel(s): 030-0-C10-006-005-01;
Child Parcel(s): 030-0-C10-006-005-02, 030-0-C10-006-005-10;

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/30/2019
MAP #:
2026 Est TCV 135,884 TCV/TFA: 58.98

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
FRONTAGE 1	330.00	100.00	1.0000	1.0000	0	100		00
PAVED	30.00	100.00	1.0000	0.8704	60	100		1,567
360 Actual Front Feet, 0.07 Total Acres							Total Est. Land Value =	1,567

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	656	83	3,790
Total Estimated Land Improvements True Cash Value =				3,790

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	800	67,100	67,900			42,324C
2025	800	58,600	59,400			41,212C
2024	700	60,000	60,700			39,973C
2023	700	51,600	52,300			38,070C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many	X	Large
X	Ave.		Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Block

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

X	Ex		Ord		Min	

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 396 S.F.
Crawl: 1008 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling						
X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 40
Floor Area: 2304
Total Base New: 345,858 E.C.F.
Total Depr Cost: 207,515 X 0.629
Estimated T.C.V.: 130,527

(16) Porches/Decks	
Area	Type
132	WGEP (1 Story)
16	WPP

(17) Garage
Year Built:
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 2304 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Siding	Basement	396		
2 Story	Siding	Crawl Space	504		
1 Story	Siding	Crawl Space	504		
			Total:	280,328	168,196

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	4,478	2,687
Water/Sewer			
Septic System - MI	1	4,689	2,813
Public Water	1	1,465	879
Porches			
WGEP (1 Story)	132	12,271	7,363
WPP	16	831	499
Garages			
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	1200	41,796	25,078
	Totals:	345,858	207,515

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 130,527

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-006-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KROL JOSEPH JR	KROL JOSEPH III & JEFFREY	1	09/05/2001	QC	21-NOT USED/OTHER	350/115	DEED	100

Property Address
400 CLARK STREET

Owner's Name/Address
KROL JOSEPH III & JEFFREY
1912 HAGLEY RD
STANDISH, MI 48658-9146

Tax Description *BALANCE OF LEGAL ON FILE
LT 8 BLK 6 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #: DECEASED 2/14/01
2026 Est TCV 50,725 TCV/TFA: 52.19

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
PM	07/26/2020	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	100.00	1.0000	0.8704	60	100		3,447

66 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 3,447

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	72	83	387

Total Estimated Land Improvements True Cash Value = 387

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,700	23,700	25,400			14,700C
2025	1,700	20,700	22,400			14,314C
2024	1,400	21,200	22,600			13,884C
2023	1,400	18,300	19,700			13,223C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Block
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 972 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
1	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
1	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 972
Total Base New: 140,660 E.C.F.
Total Depr Cost: 74,548 X 0.629
Estimated T.C.V.: 46,891

(16) Porches/Decks	
Area	Type
72	CPP

(17) Garage
Year Built: 1955
Car Capracity:
Class: CD
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 972 SF Floor Area = 972 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	972		
			Total:	119,550	63,360

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,325
Public Water	1	1,300	689
Garages			
Class: CD Exterior: Block Foundation: 18 Inch (Unfinished)			
Base Cost	352	14,443	7,655
Common Wall: 1 Wall	1	-2,254	-1,195
Porches			
CPP	72	1,549	821
Built-Ins			
Cook Top	1	612	324
Oven	1	1,074	569
Totals:		140,660	74,548

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 46,891

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-007-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THICK III WILLIAM	SMITH JAMES C	0	10/10/2019	QC	33-TO BE DETERMINED	201903336	DEED	100
THICK III WM	GEAN SUZANNE	0	02/20/2015	QC	33-TO BE DETERMINED	201500566	OTHER	100.00
THICK, WILLIAM	BENNETT, SUZANE & THICK I	1	06/27/2006	WD	03-ARM'S LENGTH	490/432	OTHER	100.00

Property Address
320 JACKSON STREET

Owner's Name/Address
SMITH JAMES C
320 JACKSON ST
OMER, MI 48749-9753

Tax Description *BALANCE OF LEGAL ON FILE
01 LOTS 3-4 BLK 7 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/06/2023
MAP #:
2026 Est TCV 43,632 TCV/TFA: 68.18

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	100.00	1.0000	0.8704	60	100		6,893

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,893

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	17.88	640	43	4,920
Shed: Wood Frame	19.78	192	83	3,152
Total Estimated Land Improvements True Cash Value =				8,072

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,400	18,400	21,800			16,277C
2025	3,400	16,800	20,200			15,850C
2024	2,900	17,000	19,900			15,374C
2023	2,900	14,900	17,800			14,642C

Parcel Number: 030-0-C10-007-003-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.	X	Large Ave.
X	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
4	Front Overhang
4	Other Overhang

(4) Interior

X	Drywall		Plaster	
	Paneled		Wood T&G	

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 640 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D -10
Effec. Age: 49
Floor Area: 640
Total Base New: 89,348 E.C.F.
Total Depr Cost: 45,576 X 0.629
Estimated T.C.V.: 28,667

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 500
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D-10 Blt 0

(11) Heating System: Wall/Floor Furnace
Ground Area = 640 SF Floor Area = 640 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Slab	640		
			Total:	67,167	34,263

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,109	2,096	
Public Water	1	1,152	588	
Garages				
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	500	16,920	8,629	
Totals:		89,348	45,576	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 28,667

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-008-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYSOGORSKI JOSEPH & TINA	NALEWYKO JOSEPH & HEIDI	14,810	04/15/2011	LC	03-ARM'S LENGTH	201101102/2018	OTHER	100
HUD	LYSOGORSKI JOSEPH & TINA	14,500	02/18/2011	QC	33-TO BE DETERMINED	201100517	OTHER	100.00
LYSOGORSKI JOSEPH & TINA		0	02/11/2011	QC	33-TO BE DETERMINED		OTHER	
CHASE	HUD	1	10/14/2010	PTA	03-ARM'S LENGTH	570/473	OTHER	100.00

Property Address
317 JACKSON STREET

Owner's Name/Address
NALEWYKO JOSEPH & HEIDI
317 JACKSON ST
OMER, MI 48749-9753

Tax Description *BALANCE OF LEGAL ON FILE
LT 1 BLK 8 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R3 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 04/15/2011
MAP #:
2026 Est TCV 104,494 TCV/TFA: 70.51

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
PM	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	100.00	1.0000	0.8704	60	100		3,447
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,447

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,700	50,500	52,200			30,150C
2025	1,700	44,300	46,000			29,358C
2024	1,400	45,400	46,800			28,476C
2023	1,400	39,000	40,400			27,120C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1957	1991

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 741 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 1482
Total Base New: 237,409 E.C.F.
Total Depr Cost: 158,628 X 0.629
Estimated T.C.V.: 99,777

(16) Porches/Decks	
Area	Type
16	CPP
144	CGEP (1 Story)
240	WCP (1 Story)
180	Treated Wood

(17) Garage
Year Built: 2017
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 768
% Good: 97
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 1957

(11) Heating System: Forced Air w/ Ducts
Ground Area = 741 SF Floor Area = 1482 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
2 Story	Siding	Crawl Space	741			
			Total:	181,518	114,357	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	2,954	
Deck						
Treated Wood			180	3,721	2,158	*58%
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			768	26,258	25,470	*97%
Door Opener			2	935	907	
Porches						
CGEP (1 Story)			144	10,420	6,565	
WCP (1 Story)			240	9,430	5,941	
CPP			16	438	276	
			Totals:	237,409	158,628	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 99,777

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Farm Utility Buildings
Year Built		
Class/Construction	D,Frame	D,Frame
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 36	4 Wall, 36
Height	10	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	10 X 8 = 80	10 X 8 = 80
Cost New	$3,214	$3,214
Combined % Good	26/100/50/50 6.5	33/100/100/100 33.0
Depreciated Cost	$209	$1,061
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$209	$1,061
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 1,270 / All Cards: 1,270

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-008-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OAKS SAMUEL & MELISSA	KANDAL MICHAEL	52,400	06/21/2011	WD	03-ARM'S LENGTH	201102193	OTHER	100
MUTUAL SAVINGS BANK	OAKS SAMUEL & MELISSA	34,980	06/07/2000	WD	03-ARM'S LENGTH	324/248	DEED	100.00
RICHER, HARVEY & DOTTIE	MUTUAL SAVINGS BANK	33,262	09/03/1999	WD	03-ARM'S LENGTH	311/431	OTHER	100.00
THICK	RICHER, HARVEY & DOTTIE	33,500	03/20/1993	LC	33-TO BE DETERMINED		OTHER	

Property Address
510 GORIE STREET

Owner's Name/Address
KANDAL MICHAEL
510 GORIE ST
OMER, MI 48749-9754

Tax Description *BALANCE OF LEGAL ON FILE
01 LOTS 7-8 BLK 8 O CONNOR'S ADDITION 02 CITY OF OMER 03 SPLIT TO = 030-0-010-008-005-01 04 SPLIT FROM 030-0-010-008-002-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/21/2011
MAP #:
2026 Est TCV 85,886 TCV/TFA: 95.43

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	825.00	100.00	1.0000	0.8704	60	100		43,084
825 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			43,084

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	21,500	21,400	42,900			21,615C
2025	21,500	18,700	40,200			21,047C
2024	18,000	19,100	37,100			20,415C
2023	18,000	16,400	34,400			19,443C

Parcel Number: 030-0-C10-008-005-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many	X	Large
	Ave.		Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Block

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 900 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

100	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 47
Floor Area: 900
Total Base New: 126,297 E.C.F.
Total Depr Cost: 66,937 X 0.629
Estimated T.C.V.: 42,103

(16) Porches/Decks

Area	Type
36	WCP (1 Story)
32	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 900 SF Floor Area = 900 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=53/100/100/100/53

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	900		
			Total:	111,662	59,180
Other Additions/Adjustments					
Water/Sewer					
Septic System - MI			1	4,386	2,325
Public Water			1	1,300	689
Porches					
WCP (1 Story)			36	2,485	1,317
CPP			32	867	460
Fireplaces					
Exterior 1 Story			1	5,597	2,966
			Totals:	126,297	66,937

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 42,103

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 64
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	18 X 14 = 252
Cost New	$7,358
Combined % Good	38/100/50/50 9.5
Depreciated Cost	$699
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$699
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 699 / All Cards: 699

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-009-001-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address
210 N MICHIGAN AVENUE

Owner's Name/Address
DEARMAN ROBERT & CONNIE
PO BOX 145
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 1, 2, 3, 4 BLK 9 OCON PLAT OMER ALSO VACATED E 30 FT OF JACKSON ST LYING DIRECTLY W OF LOT 5 RENUMBERED FROM O10-009-001-01 IN 1999 COMBINED WITH VACATED ALLEY IN 2000

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 191,929 TCV/TFA: 93.90

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	251.00	146.50	1.0000	1.0535	60	100		15,866
PAVED	30.00	146.50	1.0000	1.0535	60	100		1,896

281 Actual Front Feet, 0.10 Total Acres Total Est. Land Value = 17,762

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.96	924	68	4,373
D/W/P: 4in Concrete	6.96	428	68	2,026
D/W/P: Asphalt Paving	3.10	2400	68	5,059
Hot Tub	11,568.54	1	83	9,602
Shed: Wood Frame	27.96	120	83	2,785
Shed: Wood Frame	22.71	384	83	7,238

Total Estimated Land Improvements True Cash Value = 31,083

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,900	87,100	96,000			62,421C
2025	8,900	78,700	87,600			60,780C
2024	7,400	80,300	87,700			58,953C
2023	7,400	70,000	77,400			56,146C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Block

(3) Roof (cont.)	
X	Eavestrough
X	Insulation
1	Front Overhang
1	Other Overhang

(4) Interior			
	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration						
X	Ex		Ord		Min	

Size of Closets						
	Lg	X	Ord		Small	

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 2044 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling						
X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
1	Cook Top
1	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
1	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 37
Floor Area: 2044
Total Base New: 348,516 E.C.F.
Total Depr Cost: 227,478 X 0.629
Estimated T.C.V.: 143,084

(16) Porches/Decks	
Area	Type
120	CCP (1 Story)
115	Treated Wood

(17) Garage
Year Built: 1972
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 18 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 908
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2044 SF Floor Area = 2044 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,572			
1 Story	Siding	Crawl Space	472			
			Total:	260,578	164,164	

Other Additions/Adjustments

Plumbing				
2 Fixture Bath	1	2,996	1,887	
Water/Sewer				
Septic System - MI	1	4,689	2,954	
Public Water	1	1,465	923	
Deck				
Treated Wood	115	2,749	2,282	*83%
Garages				
Class: C Exterior: Siding Foundation: 18 Inch (Unfinished)				
Base Cost	908	29,910	18,843	
Common Wall: 1 Wall	1	-2,139	-1,348	
Door Opener	2	1,054	664	
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	960	34,550	28,331	*82%
Door Opener	1	527	432	
Porches				
CCP (1 Story)	120	3,497	2,903	*83%

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-009-005-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FEDERAL HOME LOAN MORTGAG	BROWN KATHLEEN	21,500	07/21/2015	CD	03-ARM'S LENGTH	201502782	OTHER	100
RIEDEL ANTHONY	FEDERAL HOME LOAN MORTGAG	54,088	06/06/2014	SD	10-FORECLOSURE	201402091	OTHER	
DEVEREAUX TRUST	RIEDEL ANTHONY & BLOOMFIE	80,000	02/13/2007	WD	03-ARM'S LENGTH	513/684	OTHER	100.00
DEVEREAUX STEWART & CHRIS		0	10/16/2006	PTA	33-TO BE DETERMINED	PTA	OTHER	

Property Address
200 N MICHIGAN AVENUE

Owner's Name/Address
BROWN KATHLEEN
200 N MICHIGAN AVE
OMER, MI 48749-9630

Tax Description *BALANCE OF LEGAL ON FILE
LTS 5, 6, & 7 BLK 9 OCON PLAT CITY OF OMER.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 15,036

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	120.00	156.00	1.0000	1.0871	60	100		7,827

120 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,827

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	3.04	726	63	1,390

Total Estimated Land Improvements True Cash Value = 1,390

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,900	3,600	7,500	7,500M		1,780C
2025	3,900	35,400	39,300			26,203C
2024	3,300	36,200	39,500			25,416C
2023	3,300	31,300	34,600			24,206C

Building Type	Farm Utility Buildings
Year Built	
Class/Construction	D,Frame
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 72
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	20 X 16 = 320
Cost New	$8,816
Combined % Good	66/100/100/100 66.0
Depreciated Cost	$5,819
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$5,819
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 5,819 / All Cards: 5,819

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-011-001-02 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARENAC COUNTY TREASURER	PORTER MICHAEL JR	5,500	09/29/2008	QC	10-FORECLOSURE	537/819	OTHER	100
GERARD MICHELE & NICKLYN	NICKLYNN CHAD	1	06/27/2008	QC	33-TO BE DETERMINED	533/141	OTHER	
PULA	GERARD	1	07/24/2000	WD	03-ARM'S LENGTH	326-818	DEED	
PULA, WALTER & WF	GERARD MICHELE & NICKLYN	24,000	01/01/1753	LC	03-ARM'S LENGTH	298/715	OTHER	

Property Address

125 N MICHIGAN AVENUE

Owner's Name/Address

PORTER MICHAEL JR
125 N MICHIGAN AVE
OMER, MI 48749-9624

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 1, 2, 3, BLK 11 & EXC VACATED JEFFERSON OR CLARK STREEETS SPLIT IN 1999 FROM O10-011-001-00 RENUMBERED FROM 030001100102(99)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 03/10/2014

MAP #:

2026 Est TCV 47,084 TCV/TFA: 60.68

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			1.50 Acres		2,400	100	100	3,60
1.50 Total Acres							Total Est. Land Value =	3,600

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	25.57	80	25	511
Total Estimated Land Improvements True Cash Value =				511

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,800	21,700	23,500			20,376C
2025	1,800	19,100	20,900			19,841C
2024	2,500	19,500	22,000			19,245C
2023	2,500	12,600	15,100	24,200M		18,329C

Parcel Number: 030-0-C10-011-001-02

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 776 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 54
Floor Area: 776
Total Base New: 129,894 E.C.F.
Total Depr Cost: 68,320 X 0.629
Estimated T.C.V.: 42,973

(16) Porches/Decks	
Area	Type
35	CPP
40	CPP

(17) Garage
Year Built: 2022
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 1
Area: 480
% Good: 97
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 776 SF Floor Area = 776 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	776			
			Total:	106,001	48,759	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,890	
Public Water			1	1,152	530	
Garages						
Class: CD Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			480	16,805	16,301	*97%
Porches						
CPP			35	872	401	
CPP			40	955	439	
			Totals:	129,894	68,320	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 42,973

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-011-001-03 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
THE HUNTINGTON NATIONAL B	PESTRUE RALPH	32,000	10/08/2020	WD	10-FORECLOSURE	202003877	DEED	100
PESTRUE RALPH	SENDO BRAIN & SHARYL	0	03/30/2020	LC	03-ARM'S LENGTH	202002846	DEED	
PESTRUE RALPH & SHARYL	SENDO BRIAN & CHRISTINE	36,340	03/30/2020	LC	03-ARM'S LENGTH	202002846	DEED	100.00
WISENBAUGH JR FLOYD	THE HUNTINGTON NATIONAL B	55,500	04/12/2019	SD	10-FORECLOSURE	201901077	OTHER	

Property Address

201 N MICHIGAN AVENUE

Owner's Name/Address

SENDO BRIAN & CHRISTINE
201 N MICHIGAN AVE
OMER, MI 48749-9631

Tax Description *BALANCE OF LEGAL ON FILE

LOT 1 BLK 12 & ALL OF VACATED CLARK ST LYING BETWEEN LOT 8 BLK 13 & LOT 1 BLK 12, ALSO THE W 1/2 OF VACATED JEFFERSON ST ADJ LOT 1 BLK 12 AND ALL OF VACATED CLARK STREET LYING BETWEEN BLK 10 & LOTS 1,2 & 3, BLK 11 ALSO ALL OF THE INTERSECTION OF VACATED JEFFERSON ST & THE E 1/2 OF VACATED JEFFERSON ST ADJ LOT 3, BLK 11 OCONNORS OMER PLAT
COMBINED FROM C10-011-001-01 AND C10-012-001-00 IN 2002

Comments/Influences

COMBINED 0-C10-011-001-01 AND C10-012-001

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 12/15/2020

MAP #:

2026 Est TCV 71,761 TCV/TFA: 42.71

Building Permit(s)	Date	Number	Status

X Improved | | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	99.00	166.00	1.0000	1.1214	60	100		6,661
99 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,661

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,300	32,600	35,900			23,030C
2025	3,300	28,100	31,400			22,425C
2024	2,800	28,700	31,500			21,751C
2023	2,800	24,700	27,500			20,716C

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
3	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
2	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Good
Effec. Age: 13
Floor Area:
Total Base New: 147,854 E.C.F.
Total Depr Cost: 103,497 X 0.629
Estimated T.C.V.: 65,100

(16) Porches/Decks

Area	Type
9	WPP
9	WPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 1680 SF Floor Area = 1680 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=70/100/100/100/70

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Plywood	Comp Shingle	1680		
			Total:	135,304	94,712

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	2	7,560	5,292
Vent Fan	2	184	129
Water/Sewer			
Public Water	1	1,877	1,314
Public Sewer	1	1,877	1,314
Porches			
WPP	9	526	368
WPP	9	526	368
Totals:		147,854	103,497

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 65,100

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-011-004-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
YENNA LINDA	YENNA JOSEPH & LINDA	1	03/09/2016	QC	33-TO BE DETERMINED	201601820	OTHER	
MCLAVY EARL JR & SANDRA	YENNA JOSEPH & LINDA	29,000	11/06/2014	LC	03-ARM'S LENGTH	201403747	OTHER	100.00

Property Address

520 W CENTER STREET

Owner's Name/Address

YENNA LINDA
520 W CENTER STREET
PO BOX 124
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 4, 5, 6, 7, 8, 9, 10, 11, 12 BLK 11 & THE E 1/2 OF VACATED JEFFERSON ST. ADJ LOT 4, BLK 11. OCON OMER PLAT. COMBINED FROM 004-00 AND 005-00 2015

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 02/15/2015

MAP #:

2026 Est TCV 93,934 TCV/TFA: 76.49

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
PM	07/25/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	266.00	100.00	1.0000	0.8704	60	100		13,891
PAVED	50.00	70.00	1.0000	0.7282	60	100		2,185
PAVED	75.00	100.00	1.0000	0.8704	60	100		3,917

391 Actual Front Feet, 0.25 Total Acres Total Est. Land Value = 19,993

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,000	37,000	47,000			28,778C
2025	10,000	32,400	42,400			28,022C
2024	8,300	33,200	41,500			27,180C
2023	8,300	28,600	36,900			25,886C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small
X	Wood Sash		
	Metal Sash		
	Vinyl Sash		
X	Double Hung		
X	Horiz. Slide		
	Casement		
	Double Glass		
	Patio Doors		
	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1228 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
X	Forced Air w/ Ducts				
	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 37
Floor Area: 1228
Total Base New: 180,640 E.C.F.
Total Depr Cost: 113,725 X 0.629
Estimated T.C.V.: 71,533

(16) Porches/Decks	
Area	Type
16	WPP
180	CPP

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 589
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1228 SF Floor Area = 1228 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	840			
1 Story	Siding	Crawl Space	180			
1 Story	Siding	Crawl Space	208			
			Total:	146,769	92,465	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,502	1,576	
Water/Sewer						
Septic System - MI			1	4,386	2,763	
Public Water			1	1,300	819	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			589	21,769	13,714	
Porches						
CPP			180	3,130	1,972	
WPP			16	784	416	*53%
			Totals:	180,640	113,725	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 71,533

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	
Class/Construction	D,Frame
Quality/Exterior	Low Cost
# of Walls, Perimeter	Lean-To, 58
Height	8
Heating System	No Heating/Cooling
Length/Width/Area	13 X 16 = 208
Cost New	$3,345
Combined % Good	72/100/100/100 72.0
Depreciated Cost	$2,408
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$2,408
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 2,408 / All Cards: 2,408

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-012-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GERARD RALPH	SCHELL GREG & STACIE HILD	2,000	01/04/2023	WD	03-ARM'S LENGTH		PROPERTY TRANSFER	
HARTWICK, EDWARD W.	GERARD RALPH	25,000	03/29/1999	WD	03-ARM'S LENGTH	304/434	OTHER	
MCDONALD		0	08/25/1995	WD	03-ARM'S LENGTH		OTHER	100.00

Property Address

612 N WASHINGTON STREET

Owner's Name/Address

SCHELL GREG & STACIE HILDINGER
632 WASHINGTON ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 2, 11, 12, 13, 14, 15, 16, BLK 12 & THE W 1/2 OF VACATED JEFFERSON ST. ADJ LOT 16 BLK 12, ALSO THE S 1/2 OF VACATED CLARK ST. ADJ LOT 2 BLK 12.

OCONNOR OMER PLAT.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 17,226 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	165.00	1.0000	1.1180	60	100		8,855
132 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			8,855

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,400	4,200	8,600			4,727C
2025	4,400	3,900	8,300			4,603C
2024	3,700	4,000	7,700			4,465C
2023	3,700	3,400	7,100			4,253C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many	X	Large
X	Ave.		Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 42
Floor Area: 0
Total Base New: 22,947 E.C.F.
Total Depr Cost: 13,309 X 0.629
Estimated T.C.V.: 8,371

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1965
Car Capracity:
Class: C
Exterior: Block
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 504
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
Other Additions/Adjustments					
Garages					
Class: C Exterior: Block Foundation: 42 Inch (Unfinished)					
Base Cost			504	22,947	13,309
			Totals:	22,947	13,309

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 8,371

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-012-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CARRELL BRYAN J	GERARD, RALPH J	20,500	08/08/2018	QC	21-NOT USED/OTHER	201900535	DEED	100
CARREL CHRISTOPHER & JUDI	GERARD RALPH	20,500	09/23/2012	PTA	33-TO BE DETERMINED	PTA ONLY	OTHER	100.00
CARRELL BRYAN	CARREL CHRISTOPHER & JUDI	19,000	03/21/2011	LC	03-ARM'S LENGTH	201100758	OTHER	100.00
ARENAC COUNTY TREASURER	CARRELL BRYAN	4,600	09/10/2009	QC	03-ARM'S LENGTH	553/667	OTHER	100.00

Property Address
632 WASHINGTON STREET

Owner's Name/Address
GERARD, RALPH J
632 WASHINGTON ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
W 1/2 OF BLK 12 & THE S 1/2 OF VACATED CLARK ST ADJ LOTS 3 & 4 BLK 12 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/14/2016
MAP #:
2026 Est TCV 33,524 TCV/TFA: 42.76

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
PM	07/25/2020	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	264.00	166.50	1.0000	1.1231	60	100		17,790

264 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 17,790

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,900	7,900	16,800			10,378C
2025	8,900	6,700	15,600			10,106C
2024	7,400	6,900	14,300			9,803C
2023	7,400	5,900	13,300			9,337C

Building Type	
	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1974	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.		Large Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall			Plaster
	Paneled			Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Low
Effec. Age: 20
Floor Area:
Total Base New: 60,997 E.C.F.
Total Depr Cost: 25,015 X 0.629
Estimated T.C.V.: 15,734

(16) Porches/Decks

Area	Type
96	CPP

(17) Garage

Year Built:
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 400
% Good: 25
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 1974

(11) Heating System: Wall Furnace
Ground Area = 784 SF Floor Area = 784 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost	
Main Home	Ribbed	Metal	784			
			Total:	40,200	18,491	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,890	
Public Water			1	1,152	530	
Garages						
Class: D Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			400	14,488	3,622	*25%
Porches						
CPP			96	1,048	482	
			Totals:	60,997	25,015	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 15,734

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-013-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARENAC COUNTY FGU	HABERMEHL TREVOR JASON MI	8,900	09/25/2020	QC	21-NOT USED/OTHER	202003664	DEED	100
BERRY FLOSSIE	ARENAC COUNTY FGU	0	08/20/2020	PTA	21-NOT USED/OTHER		DEED	

Property Address
221 N MICHIGAN AVENUE

Owner's Name/Address
HABERMEHL TREVOR JASON MICHAEL
& MA JESSICA MACAHILIG
414 S LEHMAN RD
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE
01 BLK 13 & THE W 1/2 OF VACATED JEFFERSON 02 ST. ADJ BLK 13 ALSO THE S 18 FT OF 03 VACATED GORIE ST. ADJ BLK 13. OCON OMER 04 PLAT.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 70,804 TCV/TFA: 86.77

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	1076.00	116.75	1.0000	0.9405	60	75	HOUSE IS A DETRIMENT	45

1076 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 45,537

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	22,800	12,600	35,400			24,163C
2025	22,800	10,900	33,700			23,528C
2024	19,000	11,200	30,200			22,821C
2023	19,000	9,600	28,600			21,735C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.		Ave.
	Few	X	Small

	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Plaster		

(7) Excavation

Basement: 816 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 51
Floor Area: 816
Total Base New: 165,303 E.C.F.
Total Depr Cost: 40,170 X 0.629
Estimated T.C.V.: 25,267

(16) Porches/Decks

Area	Type
160	WGEP (1 Story)
98	WGEP (1 Story)
160	Treated Wood

(17) Garage

Year Built: 1973
Car Capracity:
Class: D
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 1056
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 816 SF Floor Area = 816 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=49/100/50/100/24.5

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Basement	816			
			Total:	110,334	27,032	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,109	1,007	
Public Water			1	1,152	282	
Deck						
Treated Wood			160	3,298	478	*29%
Porches						
WGEP (1 Story)			160	11,571	2,835	
WGEP (1 Story)			98	8,481	2,078	
Garages						
Class: D Exterior: Siding Foundation: 18 Inch (Unfinished)						
Base Cost			1056	26,358	6,458	
			Totals:	165,303	40,170	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 25,267

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-014-001-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORA DELLA TRUST	RUMBLE DARWIN	95,000	02/23/2024	WD	03-ARM'S LENGTH	202400654	DEED	100
DORA FAMILY TRUST	DORA DELLA	0	04/25/2016	WD	03-ARM'S LENGTH	201601288	OTHER	

Property Address
320 N MICHIGAN AVENUE

Owner's Name/Address
TRUMBLE DARWIN
320 N MICHIGAN AVE
OMER, MI 48749-9787

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 1, 2, 3, BLK 14 & LOTS 3 THRU 6 INC 02 BLK 8 O'CONNOR'S ADDITION TO THE VILLAGE OF OMER AND VAC JEFFERSON ST BET BLKS 8 & 14 COMBINED WITH = 030-0-010-008-006-01 (94)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/26/2024
MAP #:
2026 Est TCV 141,910 TCV/TFA: 98.07

Building Permit(s)	Date	Number	Status

X Improved Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
X	Paved Road
	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

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
PM	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	195.00	110.00	1.0000	0.9129	60	100		10,681
PAVED	189.00	100.00	1.0000	0.8704	60	100		9,870
384 Actual Front Feet, 0.43 Total Acres							Total Est. Land Value =	20,551

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.89	2054	83	4,927
Total Estimated Land Improvements True Cash Value =				4,927

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,300	60,700	71,000			66,036C
2025	10,300	54,000	64,300			64,300U
2024	8,600	54,900	63,500			38,968C
2023	8,600	48,000	56,600			37,113C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1973	0

Condition: Average

Room List	
	Basement
2	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
	Aluminum/Vinyl
X	Brick
X	Insulation

(2) Windows			
	Many	X	Large
X	Ave.		Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1447 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
1	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
150	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
1	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
1	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 32
Floor Area: 1447
Total Base New: 222,560 E.C.F.
Total Depr Cost: 151,338 X 0.629
Estimated T.C.V.: 95,192

(16) Porches/Decks	
Area	Type
30	WCP (1 Story)
72	Treated Wood
15	Treated Wood

(17) Garage
Year Built: 1986
Car Capracity:
Class: CD
Exterior: Brick
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 552
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1973

(11) Heating System: Forced Hot Water
Ground Area = 1447 SF Floor Area = 1447 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=68/100/100/100/68

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Brick	Crawl Space	1,447		
			Total:	182,049	123,791

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	2,982
Public Water	1	1,300	884
Deck			
Treated Wood	72	2,016	1,371
Treated Wood	15	658	447
Garages			
Class: CD Exterior: Brick Foundation: 42 Inch (Unfinished)			
Base Cost	552	24,376	16,576
Common Wall: 1/2 Wall	1	-1,616	-1,099
Door Opener	1	468	318
Porches			
WCP (1 Story)	30	2,206	1,500
Fireplaces			
Interior 1 Story	1	4,610	3,135
Wood Stove	1	2,107	1,433
	Totals:	222,560	151,338

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Utility Lean-Tos
Year Built		
Class/Construction	D,Pole	D,Frame
Quality/Exterior	Average	Low Cost
# of Walls, Perimeter	4 Wall, 178	Lean-To, 84
Height	14	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	48 X 41 = 1968	30 X 12 = 360
Cost New	$33,397	$3,168
Combined % Good	55/100/100/100 55.0	72/100/100/100 72.0
Depreciated Cost	$18,368	$2,281
+ Unit-In-Place Items	$591	$0
Description, Size X Rate X % Good = Cost	OVERHANG, 352 X 2.53 X 67 = 590.708448	
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$18,959	$2,281
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 21,240 / All Cards: 21,240

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-C10-014-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DORA EDWARD & DELLA	BYARD EDWARD & DIANE	6,500	06/01/2001	WD	03-ARM'S LENGTH	343/94	DEED	100

Property Address
550 GORIE STREET

Owner's Name/Address
BYARD DIANE
PO BOX 125
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 1, 2, 3, BLK 14 & LOTS 3 THRU 6 INC 02 BLK 8 O'CONNOR'S ADDITION TO THE VILLAGE OF OMER AND VAC JEFFERSON ST BET BLKS 8 & 14 COMBINED WITH = 030-0-010-008-006-01 (94)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/01/2001
MAP #:
2026 Est TCV 124,448 TCV/TFA: 94.07

Building Permit(s)	Date	Number	Status

X	Improved		Vacant

	Public Improvements
	Dirt Road
X	Gravel Road
X	Paved Road
	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

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	313.00	1.0000	1.5399	60	100		12,196
RATE TABLE 5 HOMESTEAD 1-5		0.23 Acres			2,400	100		55
132 Actual Front Feet, 0.23 Total Acres							Total Est. Land Value =	12,748

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	495	82	2,626
D/W/P: 4in Concrete	6.47	1316	83	7,067
D/W/P: 4in Concrete	6.47	63	83	339
Total Estimated Land Improvements True Cash Value =				10,032

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,400	55,800	62,200			35,985C
2025	6,400	49,400	55,800			35,039C
2024	5,500	50,500	56,000			33,986C
2023	5,500	43,700	49,200			32,368C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings			

(7) Excavation
Basement: 0 S.F.
Crawl: 1323 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
2	Vent Fan

(14) Water/Sewer	
1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 20
Floor Area: 1323
Total Base New: 200,937 E.C.F.
Total Depr Cost: 161,635 X 0.629
Estimated T.C.V.: 101,668

(16) Porches/Decks	
Area	Type
171	Treated Wood
175	Treated Wood
24	Treated Wood

(17) Garage
Year Built: 2001
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 864
% Good: 83
Storage Area: 0
No Conc. Floor: 0
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1323 SF Floor Area = 1323 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,323			
			Total:	156,529	125,222	
Other Additions/Adjustments						
Plumbing						
3 Fixture Bath			1	3,721	2,977	
Vent Fan			2	395	316	
Deck						
Treated Wood			171	3,519	2,815	
Treated Wood			175	3,570	2,856	
Treated Wood			24	1,052	842	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			864	28,616	23,751	*83%
Door Opener			2	935	776	
Water/Sewer						
Public Water			1	1,300	1,040	
Public Sewer			1	1,300	1,040	
			Totals:	200,937	161,635	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 101,668

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-C10-015-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPAU SR VICTOR & SPRYWA	MARTIN MICHAEL & VIOLA	81,500	06/03/2003	WD	03-ARM'S LENGTH	401/849	DEED	100
		0	10/20/2000	WD	03-ARM'S LENGTH		OTHER	66.00
CAMPAU SR VICTOR	CAMPAU SR VICTOR & SPRYWA	0	01/20/2000	QC	33-TO BE DETERMINED	318/335	OTHER	66.00
CURPHY, WILLIAMS & WILMA	CAMPAU SR, VICTOR	10,000	04/22/1999	WD	03-ARM'S LENGTH	305/227	OTHER	100.00

Property Address

301 N MICHIGAN AVENUE

Owner's Name/Address

MARTIN MICHAEL & VIOLA
301 N MICHIGAN AVE
OMER, MI 48749-9787

Tax Description *BALANCE OF LEGAL ON FILE

LTS 5&6 BLK 15 ALSO PRT OF VACATED GORIE ST W OF MICHIGAN AVE BEG AT SW COR OF LT 4 BLK 15 TH E TO MICHIGAN AVE TH SE ALONG MICHIGAN AVE 62 FT TH W TO PT 48 FT S OF POB TH N TO POB OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 12/31/2010

MAP #:

2026 Est TCV 125,280 TCV/TFA: 76.81

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	188.00	132.00	1.0000	1.0000	60	100		11,280

188 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 11,280

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	24	83	129
D/W/P: 4in Concrete	6.47	116	83	623
D/W/P: 4in Concrete	6.47	32	83	172
D/W/P: 4in Concrete	6.47	1025	98	6,499

Total Estimated Land Improvements True Cash Value = 7,423

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,600	57,000	62,600			39,495C
2025	5,600	50,400	56,000			38,457C
2024	4,700	51,300	56,000			37,301C
2023	4,700	44,700	49,400			35,525C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1945	1963

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Asphalt
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 336 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 336
Total Base New: 51,643 E.C.F.
Total Depr Cost: 29,952 X 0.629
Estimated T.C.V.: 18,840

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1945

(11) Heating System: Forced Air w/ Ducts
Ground Area = 336 SF Floor Area = 336 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	336		
			Total:	45,957	26,654

Other Additions/Adjustments

Water/Sewer				
Septic System - MI		1	4,386	2,544
Public Water		1	1,300	754
		Totals:	51,643	29,952

Notes: OLD PART LEFT

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 18,840

*** Information herein deemed reliable but not guaranteed***

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1295 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

Public Water
Public Sewer
Water Well
1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces

Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 25
Floor Area: 1295
Total Base New: 162,935 E.C.F.
Total Depr Cost: 122,200 X 0.629
Estimated T.C.V.: 76,864

(16) Porches/Decks

Area	Type
104	WCP (1 Story)
20	Treated Wood

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 2 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1295 SF Floor Area = 1295 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,295		
			Total:	153,666	115,248
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	3,721	2,791
Porches					
WCP (1 Story)			104	4,671	3,503
Deck					
Treated Wood			20	877	658
			Totals:	162,935	122,200

Notes: NEW 24X48 & 14X11 ADDITION

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 76,864

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Barn - General Purpose
Year Built		
Class/Construction	D,Frame	D,Pole
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 48	4 Wall, 96
Height	10	10
Heating System	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	14 X 10 = 140	24 X 24 = 576
Cost New	$4,792	$21,266
Combined % Good	20/100/50/50 5.0	50/100/100/100 50.0
Depreciated Cost	$240	$10,633
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$240	$10,633
Comments		

Total Estimated True Cash Value of Agricultural Improvements / This Card: 10,873 / All Cards: 10,873

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-M10-002-001-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CITY OF OMER	BROECKER LEROY & CYNTHIA	10,000	05/05/2016	WD	03-ARM'S LENGTH	201700872	OTHER	100

Property Address
125 HIGH STREET

Owner's Name/Address
BROECKER LEROY & CYNTHIA
125 HIGH ST
OMER, MI 48749-9606

Tax Description *BALANCE OF LEGAL ON FILE
LOTS 6 AND 7 BLK 2 ANGUS MC DONELL'S ADDITION
SPLIT ON 05/13/2016 FROM 030-0-M10-002-001-05; TO 001-06 AND 001-09

Comments/Influences
Split/Comb. on 05/13/2016 completed 05/13/2016 BSA ;
Parent Parcel(s): 030-0-M10-002-001-05;
Child Parcel(s): 030-0-M10-002-001-06, 030-0-M10-002-001-09;

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/24/2016
MAP #:
2026 Est TCV 55,691 TCV/TFA: 27.62

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.50	132.00	1.0000	1.0000	60	100		7,950

133 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,950

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: Asphalt Paving	2.70	5335	47	6,770
D/W/P: 4in Concrete	6.05	63	47	179
Total Estimated Land Improvements True Cash Value =				6,949

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	23,800	27,800			18,624C
2025	4,000	23,400	27,400			18,135C
2024	3,300	23,400	26,700			17,590C
2023	3,300	21,700	25,000			16,753C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Lap Siding
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 2016 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 52
Floor Area: 2016
Total Base New: 233,789 E.C.F.
Total Depr Cost: 28,054 X 1.000
Estimated T.C.V.: 28,054

(16) Porches/Decks	
Area	Type
21	CPP

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 2016 SF Floor Area = 2016 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=48/100/50/50/12
Functional Depreciation because of: NO KITCHEN
Economic Depreciation because of: 2 LARGE ROOMS ONLY

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	199		
1 Story	Siding	Crawl Space	1,817		
			Total:	230,147	27,617

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,128	375
Porches			
CPP	21	514	62
Totals:		233,789	28,054

Notes:

ECF (CITY,CO,ST & EXEMPT) 1.000 => TCV: 28,054

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2016
Class/Construction	S
Quality/Exterior	Low Cost
# of Walls, Perimeter	4 Wall, 132
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	36 X 30 = 1080
Cost New	$13,846
Combined % Good	92/100/100/100 92.0
Depreciated Cost	$12,738
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$12,738
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 12,738 / All Cards: 12,738

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-M10-002-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISCHER ELMER	DUKAJ DAVID	1,400	09/18/2009	QC	03-ARM'S LENGTH	553/668	OTHER	100
DNR	FISCHER ELMER	1	09/18/2003	QC	33-TO BE DETERMINED	417/481	OTHER	100.00

Property Address

Owner's Name/Address

DUKAJ DAVID
870 W SCRIBNER ROAD
ROSE CITY, MI 48654

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E LOTS 3 & 4 BLK # 2 MCDONNELLS 02 ADD. 03 SPLIT TO = 030-0-M10-002-005-00

Comments/Influences

2 NON TAGGED MOBILES ON HERE FOR SALE 2010

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 9,802

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	28.69	80	82	1,882

Total Estimated Land Improvements True Cash Value = 1,882

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	900	4,900			1,817C
2025	4,000	900	4,900			1,770C
2024	3,300	900	4,200			1,717C
2023	3,300	900	4,200			1,636C

Parcel Number: 030-0-M10-002-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
NUSS BERNICE	KAUFFMAN EUGENE & CAROL	23,000	12/20/2018	WD	03-ARM'S LENGTH	201900024	OTHER	100
DOUGLAS CARL & RENEE	NUSS BERNICE	66,800	12/06/2002	WD	03-ARM'S LENGTH	385/77	OTHER	100.00

Property Address
121 HIGH STREET

Owner's Name/Address
KAUFFMAN EUGENE & CAROL
775 EDMONDS ROAD
AU GRES, MI 48703

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E LOTS 5 & 8 BLK 2 MCDONNELLS 02 ADDITION 03 SPLIT FROM 030-0-M10-002-003-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 99,720 TCV/TFA: 62.36

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	264.00	1.0000	1.4142	60	100		11,201
132 Actual Front Feet, 0.00 Total Acres						Total Est. Land Value =		11,201

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,600	44,300	49,900			28,778C
2025	5,600	38,100	43,700			28,022C
2024	4,700	39,000	43,700			27,180C
2023	4,700	33,500	38,200			25,886C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1900	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 994 S.F.
Crawl: 108 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 35
Floor Area: 1599
Total Base New: 216,509 E.C.F.
Total Depr Cost: 140,730 X 0.629
Estimated T.C.V.: 88,519

(16) Porches/Decks	
Area	Type
78	WGEP (1 Story)
160	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 210
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1900

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1102 SF Floor Area = 1599 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=65/100/100/100/65

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.5 Story	Siding	Basement	994		
1 Story	Siding	Crawl Space	108		
			Total:	187,283	121,734

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,419
Water/Sewer			
Septic System - MI	1	4,386	2,851
Public Water	1	1,300	845
Deck			
Treated Wood	160	3,371	2,191
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Common Wall: 1 Wall	1	-2,421	-1,574
Door Opener	1	468	304
Base Cost	210	10,525	6,841
Porches			
WGEP (1 Story)	78	7,876	5,119
Totals:		216,509	140,730

Notes:
<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-003-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
TRUDELL SUZANNE	KOZLOW JULIE A	64,000	12/03/2021	PTA	03-ARM'S LENGTH	202105008	PROPERTY TRANSFER	100
PARKER LONNIE/ARENAC CO T	TRUDEL SUZANNE	16,500	09/07/2018	QC	33-TO BE DETERMINED	201803105	OTHER	100.00
HAUT TERRY	PARKER LONNIE	5,000	08/28/2002	QC	33-TO BE DETERMINED	378/164	OTHER	100.00
MACHESKE	PARKER & HAUT	35,000	09/06/1996	WD	03-ARM'S LENGTH		OTHER	

Property Address
514 E CENTER STREET

Owner's Name/Address
KOZLOW JULIE A
PO BOX 62
OMER, MI 48749

Taxpayer's Name/Address
NORTHLAND AREA FEDERAL CREDIT UNION
ESCROW DEPARTMENT
4346 F-41 PO BOX 519
OSCODA, MI 48750

Tax Description *BALANCE OF LEGAL ON FILE
LT 3 BLK 3 MCDON ADD

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/24/2026
MAP #:
2026 Est TCV 70,435 TCV/TFA: 60.20

Building Permit(s)	Date	Number	Status

X Improved [ ] Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960

66 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 3,960

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	168	83	902

Total Estimated Land Improvements True Cash Value = 902

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	33,200	35,200			24,397C
2025	2,000	29,000	31,000		31,000A	23,756C
2024	1,700	29,700	31,400		31,400A	23,042C
2023	1,700	25,500	27,200		27,200A	21,945C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 936 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 36
Floor Area: 1170
Total Base New: 162,891 E.C.F.
Total Depr Cost: 104,250 X 0.629
Estimated T.C.V.: 65,573

(16) Porches/Decks

Area	Type
28	WGEP (1 Story)
15	CPP

(17) Garage

Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 352
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 936 SF Floor Area = 1170 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=64/100/100/100/64

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1.25 Story	Siding	Crawl Space	936		
			Total:	134,008	85,765
Other Additions/Adjustments					
Plumbing					
2 Fixture Bath			1	2,502	1,601
Water/Sewer					
Septic System - MI			1	4,386	2,807
Public Water			1	1,300	832
Garages					
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)					
Base Cost			352	15,488	9,912
Door Opener			1	468	300
Porches					
WGEP (1 Story)			28	4,351	2,785
CPP			15	388	248
			Totals:	162,891	104,250

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 65,573

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-003-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OBOYLE GERALD & JUDITH TR		0	09/16/2009	QC	03-ARM'S LENGTH	554/255	OTHER	

Property Address
500 E CENTER STREET

Owner's Name/Address
OBOYLE GERALD LIVING TRUST
OBOYLE EDITH LIFE ESTATE
500 E CENTER STREET
PO BOX 238
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LTS 4 & 5 BLK 3 MCDON ADD

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 133,313 TCV/TFA: 57.46

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	62,700	66,700			36,628C
2025	4,000	54,100	58,100			35,666C
2024	3,300	55,500	58,800			34,594C
2023	3,300	47,700	51,000			32,947C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Stone
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
	Gable		Gambrel
X	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1256 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
X	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
	Gas	X	Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
X	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
100	Amps Service

No./Qual. of Fixtures					
	Ex.		Ord.	X	Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer
1 Public Water
Public Sewer
Water Well
1 1000 Gal. Septic
2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
1 Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
1 Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: CD
Effec. Age: 40
Floor Area: 2320
Total Base New: 332,256 E.C.F.
Total Depr Cost: 199,353 X 0.629
Estimated T.C.V.: 125,393

(16) Porches/Decks	
Area	Type
60	CPP
352	WCP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 900
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Hot Water
Ground Area = 1256 SF Floor Area = 2320 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=60/100/100/100/60

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
2 Story	Stone	Crawl Space	1,064		
1 Story	Siding	Crawl Space	192		
			Total:	268,051	160,830

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,233
Water/Sewer			
Septic System - MI	1	4,386	2,632
Public Water	1	1,300	780
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	900	29,574	17,744
Door Opener	1	468	281
Porches			
CPP	60	1,354	812
WCP (1 Story)	352	10,831	6,499
Built-Ins			
Jacuzzi Tub	1	6,809	4,085
Fireplaces			
Interior 2 Story	1	5,762	3,457

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-003-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RALKO III WILLIAM & LORI	JUREK RICHARD & VICKI	0	03/11/2019	QC	21-NOT USED/OTHER	201900977	OTHER	
JUREK RICHARD & VICKI	RALKO LORI	31,860	03/11/2019	LC	21-NOT USED/OTHER	201900978	OTHER	
JUREK RICHARD & VICKI	RALKO III WILLIAM & LORI	45,000	06/27/2013	LC	03-ARM'S LENGTH	201303583	OTHER	100.00
HALL, ROY AND SUE	JUREK, RICHARD AND VICKI	34,000	08/19/2004	WD	03-ARM'S LENGTH	441/252	OTHER	100.00

Property Address
125 BELNAP STREET

Owner's Name/Address
RALKO LORI
125 BELNAP STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 LTS 6 & 7 BLK 3 MCDON ADD

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 66,321 TCV/TFA: 82.08

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
T&R 06/15/2022 INSPECTED
RFP 10/15/2016 INSPECTED
S&R 08/15/2015 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	23.98	144	83	2,866

Total Estimated Land Improvements True Cash Value = 2,866

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	29,200	33,200			20,057C
2025	4,000	25,700	29,700			19,530C
2024	3,300	26,400	29,700			18,943C
2023	3,300	22,800	26,100			18,041C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall Paneled	X	Plaster Wood T&G

Trim & Decoration					
	Ex	X	Ord		Min

Size of Closets					
	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Plaster		

(7) Excavation
Basement: 0 S.F.
Crawl: 808 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures					
	Ex.	X	Ord.		Min

No. of Elec. Outlets					
	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 42
Floor Area: 808
Total Base New: 143,669 E.C.F.
Total Depr Cost: 88,291 X 0.629
Estimated T.C.V.: 55,535

(16) Porches/Decks	
Area	Type
80	WGEP (1 Story)
72	WGEP (1 Story)

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 528
% Good: 82
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 808 SF Floor Area = 808 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	576			
1 Story	Siding	Crawl Space	232			
			Total:	101,799	59,042	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,386	2,544	
Public Water			1	1,300	754	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			528	20,217	16,578	*82%
Door Opener			1	468	384	
Porches						
WGEP (1 Story)			80	8,023	4,653	
WGEP (1 Story)			72	7,476	4,336	
			Totals:	143,669	88,291	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 55,535

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-004-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WELLS FARGO HOME MORTGAGE	GUOAN JOSEPH TRUST	26,000	01/26/2016	QC	33-TO BE DETERMINED	201600236	OTHER	100
PETERSEN WILLIAM ET UX	WELLS FARGO HOME MORTGAGE	31,600	03/30/2015	SD	10-FORECLOSURE	201500928	OTHER	
PRITCHARD ROBERT ET UX	PETERSEN WILLIAM ET UX	73,800	10/28/2002	WD	03-ARM'S LENGTH	381/559	OTHER	100.00
BONNER FRANCES	PRITCHARD ROBERT ET UX	58,500	05/08/2001	WD	03-ARM'S LENGTH	342/202	DEED	100.00

Property Address
206 HIGH STREET

Owner's Name/Address
GUOAN JOSEPH TRUST
2700 W HURON
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE
LTS 6 & 7 BLK 4 EXC STRIP 4 RDS WIDE ALONG & ADJ E SIDE OF D&M RR R/W MCDON

ADD

ALSO 33 FT FROM THE CLOSED DEAD END OF BROAD STREET. 10/2023

Comments/Influences
201704360 SUCCESSOR TRUSTEES ROBERT MURPHY AND DAN COURTEMANCHE

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/21/2017
MAP #:
2026 Est TCV 103,357 TCV/TFA: 73.62

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 7,920

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	450	83	2,417

Total Estimated Land Improvements True Cash Value = 2,417

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	47,700	51,700			30,273C
2025	4,000	41,600	45,600			29,478C
2024	3,300	42,700	46,000			28,592C
2023	3,300	36,800	40,100			27,231C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

X	Lg		Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1404 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
1	Unvented Hood
1	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 26
Floor Area: 1404
Total Base New: 199,844 E.C.F.
Total Depr Cost: 147,885 X 0.629
Estimated T.C.V.: 93,020

(16) Porches/Decks	
Area	Type
48	Treated Wood
48	Treated Wood
112	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 320
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1404 SF Floor Area = 1404 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=74/100/100/100/74

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,404		
			Total:	164,705	121,881

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	3,721	2,754
Water/Sewer			
Septic System - MI	1	4,386	3,246
Public Water	1	1,300	962
Deck			
Treated Wood	48	1,628	1,205
Treated Wood	48	1,628	1,205
Treated Wood	112	2,630	1,946
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	320	14,624	10,822
Door Opener	1	468	346
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	80	4,010	2,967
Built-Ins			
Unvented Hood	1	270	200
Vented Hood	1	474	351

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-004-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FGU	GUOAN JOSEPH	1,341	09/26/2016	QC	33-TO BE DETERMINED	201603416	OTHER	100
SWIDORSKI BRANDON	FGU	0	03/31/2016	PTA	03-ARM'S LENGTH	PTA	OTHER	
FGU	SWIDORSKI BRANDON	100	10/16/2013	QC	33-TO BE DETERMINED	201304115	OTHER	100.00
CZARNIK MARYANNA	FGU	0	04/30/2013	SD	21-NOT USED/OTHER	201301590	OTHER	

Property Address
220 HIGH STREET

Owner's Name/Address
GUOAN JOSEPH
2700 W HURON
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE
LTS 8 & 9 BLK 4 MCDON ADD EXC S 30 FT OF LOT 9
ACRES = 22.00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/21/2017
MAP #:
2026 Est TCV 79,087 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	102.00	132.00	1.0000	1.0000	60	100		6,120

102 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,120

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	1200	98	7,115
D/W/P: 4in Concrete	6.05	32	98	190
D/W/P: 4in Concrete	6.05	280	98	1,660

Total Estimated Land Improvements True Cash Value = 8,965

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,100	36,400	39,500			22,549C
2025	3,100	35,800	38,900			21,957C
2024	2,600	35,800	38,400			21,297C
2023	2,600	32,600	35,200			20,283C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 4
Floor Area: 0
Total Base New: 27,823 E.C.F.
Total Depr Cost: 27,140 X 0.629
Estimated T.C.V.: 17,071

(16) Porches/Decks

Area	Type
128	Treated Wood
24	Treated Wood

(17) Garage

Year Built: 2017
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 518
% Good: 98
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=96/100/100/100/96

Building Areas

Stories Exterior Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments				
Plumbing				
3 Fixture Bath	1	3,721	3,572	
Deck				
Treated Wood	128	2,912	2,854	*98%
Treated Wood	24	1,052	1,031	*98%
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	518	19,959	19,560	*98%
Common Wall: 1 Wall	1	-2,421	-2,373	
Water/Sewer				
Public Water	1	1,300	1,248	
Public Sewer	1	1,300	1,248	
Totals:		27,823	27,140	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 17,071

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Implement/Equipment	Farm Implement/Equipment
Year Built	2017	2017
Class/Construction	D,Frame	D,Frame
Quality/Exterior	Average	Average
# of Walls, Perimeter	4 Wall, 156	4 Wall, 120
Height	20	14
Heating System	Forced Air, Ducted	No Heating/Cooling
Length/Width/Area	50 X 28 = 1400	32 X 28 = 896
Cost New	$36,470	$14,542
Combined % Good	92/100/100/100 92.0	92/100/100/100 92.0
Depreciated Cost	$33,552	$13,379
+ Unit-In-Place Items	$0	$0
Description, Size X Rate X % Good = Cost		
E.C.F.	X 1.000	X 1.000
Est. True Cash Value	$33,552	$13,379
Comments	LIVING ABOVE	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 46,931 / All Cards: 46,931

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-M10-004-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUOAN JOSEPH	BRISSETTE, CHARYAH E	0	04/18/2025	MLC	03-ARM'S LENGTH	202501535	DEED	100
CRAWFORD SHAUN	GUOAN JOSEPH	21,000	08/06/2021	QC	21-NOT USED/OTHER	202103256	DEED	100.00
WILLIS RICKEY & JOYOUCE	CRAWFORD SHAUN	22,500	01/04/2018	QC	33-TO BE DETERMINED	201800058	OTHER	100.00
FGU	WILLIS RICKEY & JOYOUCE	1,900	10/19/2016	QC	33-TO BE DETERMINED	201603417	OTHER	100.00

Property Address
226 N HIGH STREET

Owner's Name/Address
BRISSETTE, CHARYAH E
226 N HIGH STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
S 30 FT OF LOT 9 & ALL OF LOT 10 BLK 4 MCDONNELLS ADD SUBJECT TO WATERLINE EASEMENT TO ANNA UNGER

Comments/Influences
2 SHEDS 80 SQ FT EACH ENTERED AS 160
1 SHED AT 48 SQ
2014

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 05/09/2025
MAP #:
2026 Est TCV 68,556 TCV/TFA: 64.55

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	96.00	132.00	1.0000	1.0000	60	100		5,760

96 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 5,760

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	26.29	160	83	3,491
Shed: Wood Frame	37.80	48	83	1,506
Total Estimated Land Improvements True Cash Value =				4,997

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,900	31,400	34,300			34,300U
2025	2,900	27,600	30,500			10,116C
2024	2,400	28,200	30,600			9,812C
2023	2,400	24,400	26,800			9,345C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

X	Wood Sash
	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1062 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
X	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 42
Floor Area: 1062
Total Base New: 158,432 E.C.F.
Total Depr Cost: 91,891 X 0.629
Estimated T.C.V.: 57,799

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area: 400

Roof: Aluminum

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Wall/Floor Furnace
Ground Area = 1062 SF Floor Area = 1062 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	750		
1 Story	Siding	Crawl Space	312		
			Total:	146,562	85,006

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	2,720
Public Water	1	1,465	850
Carports			
Aluminum	400	5,716	3,315
Totals:		158,432	91,891

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 57,799

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-005-001-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWARD JAMES & JOAN	STEWARD JAMES II	0	12/12/2023	QC	09-FAMILY/RELATED ENTITY	202304213	DEED	
SCHAFFER DONALD	STEWARD JAMES II ET AL	68,000	08/30/2001	WD	03-ARM'S LENGTH	348/830	DEED	100.00

Property Address
420 BROAD STREET

Owner's Name/Address
STEWARD JAMES II
420 BROAD ST
OMER, MI 48749-9605

Tax Description *BALANCE OF LEGAL ON FILE
LTS 1-2-3 BLK 5 MCDON ADD EXCLUDING THE E'LY 20 FT THEREOF
SPLIT FROM= 030-0-M10-005-001-00 (95)
E'LY 20 FT SPLIT TO 001-00 IN 2001

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 08/23/2001
MAP #:
2026 Est TCV 94,995 TCV/TFA: 76.12

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	198.00	1.0000	1.2247	60	100		9,700

132 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 9,700

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	96	83	515

Total Estimated Land Improvements True Cash Value = 515

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	42,600	47,500			27,656C
2025	4,900	37,000	41,900			26,929C
2024	4,000	38,000	42,000			26,120C
2023	4,000	32,700	36,700			24,877C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
1994	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
X	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 22
Floor Area: 1248
Total Base New: 172,802 E.C.F.
Total Depr Cost: 134,786 X 0.629
Estimated T.C.V.: 84,780

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1994
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 576
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 1994

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=78/100/100/100/78

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,248		
			Total:	147,630	115,152

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,386	3,421
Public Water	1	1,300	1,014
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	576	21,439	16,722
Common Wall: 1 Wall	1	-2,421	-1,888
Door Opener	1	468	365
Totals:		172,802	134,786

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 84,780

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-005-001-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SALGAT DEBRA	SEXTON AMANDA	70,000	03/11/2022	WD	03-ARM'S LENGTH	202200847	DEED	100
KOEPPEN CARL E	SALGAT DEBRA	0	08/20/2020	QC	21-NOT USED/OTHER	202003153	DEED	
SCHAFFER RAYMOND & MARIKA	KOEPPEN CARL E	70,000	05/28/2004	WD	03-ARM'S LENGTH	433/841	DEED	100.00
SCHAFFER DONALD	SCHAFFER RAYMOND & MARIKA	1	04/07/2000	QC	09-FAMILY/RELATED ENTITY	321/259	DEED	

Property Address
430 BROAD ST

Owner's Name/Address
SEXTON AMANDA
430 BROAD ST
OMER, MI 48749-9605

Tax Description *BALANCE OF LEGAL ON FILE
LTS 6-7-8- BLK 5 MCDONNELL'S ADD AND THE E'LY 20 FT OF LOTS 1,2 & 3, BLK 5
SPLIT TO-030-0-M10-005-001-01 (95)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 03/11/2022
MAP #:
2026 Est TCV 112,787 TCV/TFA: 90.37

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
PM	07/25/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	264.00	1.0000	1.4142	60	100		16,801

198 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 16,801

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	32	83	216

Total Estimated Land Improvements True Cash Value = 216

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,400	48,000	56,400			48,304C
2025	8,400	41,900	50,300			47,035C
2024	7,000	43,000	50,000			45,621C
2023	7,000	36,900	43,900			43,449U

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
X	Double Hung
	Horiz. Slide
	Casement
X	Double Glass
	Patio Doors
X	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
6	Front Overhang
12	Other Overhang

(4) Interior			
	Drywall	X	Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 1248 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
1	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 31
Floor Area: 1248
Total Base New: 219,980 E.C.F.
Total Depr Cost: 152,257 X 0.629
Estimated T.C.V.: 95,770

(16) Porches/Decks	
Area	Type
155	Treated Wood

(17) Garage
Year Built: 1992
Car Capracity:
Class: C
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 0
Area: 1200
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1248 SF Floor Area = 1248 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=69/100/100/100/69

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,248			
			Total:	169,144	116,709	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,996	2,067	
Water/Sewer						
Septic System - MI			1	4,689	3,235	
Public Water			1	1,465	1,011	
Deck						
Treated Wood			155	3,374	2,800	*83%
Garages						
Class: C Exterior: Pole (Finished)						
Door Opener			1	527	364	
Base Cost			1200	37,476	25,858	
Built-Ins						
Vent Fan			1	309	213	
			Totals:	219,980	152,257	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 95,770

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-M10-006-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RENO WILLIAM & KAMARH	RENO JUSTIN A	0	07/26/2021	WD	21-NOT USED/OTHER	202103388	DEED	
ROOD	RENO	29,500	08/05/1992	WD	03-ARM'S LENGTH	220/238	OTHER	

Property Address
215 BELKNAP STREET

Owner's Name/Address
RENO JUSTIN A
PO BOX 214
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
01 LTS 2-3-4-5 BLK 6 MCDON ADD

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 07/26/2021
MAP #:
2026 Est TCV 62,613 TCV/TFA: 59.29

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	$50 PAVED FRONT FOOT Value
PAVED	264.00	132.00	1.0000	1.0000	60	100		15,840

264 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 15,840

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.05	84	53	269
Shed: Wood Frame	19.19	240	53	2,441
Total Estimated Land Improvements True Cash Value =				2,710

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,900	23,400	31,300			17,476C
2025	7,900	20,500	28,400			17,017C
2024	6,600	20,900	27,500			16,506C
2023	6,600	18,100	24,700			15,720C

Parcel Number: 030-0-M10-006-002-00

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many	X	Large
	Ave.		Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Tile		

(7) Excavation
Basement: 0 S.F.
Crawl: 1056 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement
Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: D
Effec. Age: 45
Floor Area: 1056
Total Base New: 127,369 E.C.F.
Total Depr Cost: 70,052 X 0.629
Estimated T.C.V.: 44,063

(16) Porches/Decks	
Area	Type
84	CPP
96	Pine

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1056 SF Floor Area = 1056 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=55/100/100/100/55

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	1,056		
			Total:	118,704	65,286

Other Additions/Adjustments

Water/Sewer				
Septic System - MI		1	4,109	2,260
Public Water		1	1,152	634
Deck				
Pine		96	1,836	1,010
Porches				
CPP		84	1,568	862
	Totals:		127,369	70,052

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 44,063

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-S50-001-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OCWEN LOAN SERVICING	DANIEL MARC	25,000	12/14/2016	WD	03-ARM'S LENGTH	201504284	OTHER	100
MITCHELL SAMANTHA	HSBC BANK USA	107,493	05/28/2015	SD	10-FORECLOSURE	PTA ONLY	OTHER	
NICKELL SAMANTHA & MITCHE	MITCHELL SAMANTHA	0	09/28/2006	QC	33-TO BE DETERMINED	201300335	OTHER	
NICKELL, SAMANTHA	NICKELL SAMANTHA & MITCHE	1	09/19/2006	QC	33-TO BE DETERMINED	497/342	OTHER	50.00

Property Address

724 N MAIN STREET

Owner's Name/Address

DANIEL MARC
724 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 1 THRU 4 BLK 1 & LOTS 1 & 2 BLK 2 & 1/2 OF ELM ST, SQUIRES & STERLING ADDITION TO VIL OF OMER MAP COMBINED WITH 030-0-001-020-002-00 & 05 010-020-003-00 & S10-001-004-00 & 06 S10-002-002-00

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 03/15/2019

MAP #:

2026 Est TCV 88,669 TCV/TFA: 61.83

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			396 Units	60.00000		100		23,76
0.00 Total Acres							Total Est. Land Value =	23,760

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,900	32,400	44,300			27,284C
2025	11,900	28,300	40,200			26,567C
2024	9,900	29,100	39,000			25,769C
2023	9,900	25,000	34,900			24,542C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1434 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.	
	Wood		Coal		Steam	

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

X	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD
Effec. Age: 49
Floor Area: 1434
Total Base New: 200,445 E.C.F.
Total Depr Cost: 103,194 X 0.629
Estimated T.C.V.: 64,909

(16) Porches/Decks

Area	Type
96	WPP

(17) Garage

Year Built:
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1/2 Wal
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 720
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1434 SF Floor Area = 1434 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=51/100/100/100/51

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,224			
1 Story	Siding	Crawl Space	210			
			Total:	167,690	85,521	

Other Additions/Adjustments

Water/Sewer				
Septic System - MI	1	4,386	2,237	
Public Water	1	1,300	663	
Garages				
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)				
Base Cost	720	25,121	12,812	
Common Wall: 1/2 Wall	1	-1,207	-616	
Door Opener	1	468	239	
Porches				
WPP	96	2,687	2,338	*87%
	Totals:	200,445	103,194	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 64,909

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-S50-001-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
STEWARD JAMES & JOAN	STEWARD JAMES & JOAN TRUS	1	09/21/2002	PTA	33-TO BE DETERMINED	PTA ONLY	OTHER	

Property Address
636 N MAIN STREET

Owner's Name/Address
STEWARD JAMES & JOAN TRUST
636 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E LOTS 5 THRU 9 BLK 1, LOTS 3 THR 7 BLK 2, ALL OF BLK 3 SQUIRE & STERLING ADD COMBINED WITH = 030-0-S50-001-007 & 008 & 002-005 05 & 003-001-00 (94)

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% / /
MAP #:
2026 Est TCV 140,903 TCV/TFA: 79.97

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	350.00	229.14	1.0000	1.3175	60	100		27,668

350 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 27,668

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	6.47	3000	83	16,110
D/W/P: 4in Concrete	6.47	400	83	2,148
D/W/P: 4in Concrete	6.47	280	83	1,504

Total Estimated Land Improvements True Cash Value = 19,762

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	13,800	56,700	70,500			37,172C
2025	13,800	51,000	64,800			36,195C
2024	11,500	52,100	63,600			35,107C
2023	11,500	45,400	56,900			33,436C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Metal

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
X	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors	X	Solid		H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		
X	Tile		

(7) Excavation

Basement: 0 S.F.
Crawl: 1762 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

50	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
1	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: CD -10
Effec. Age: 37
Floor Area: 1762
Total Base New: 242,187 E.C.F.
Total Depr Cost: 148,605 X 0.629
Estimated T.C.V.: 93,473

(16) Porches/Decks

Area	Type
20	CPP
32	CPP
384	Treated Wood

(17) Garage

Year Built: 2000
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 2
Mech. Doors: 0
Area: 1240
% Good: 59
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls CD-10 Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1762 SF Floor Area = 1762 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=63/100/100/100/63

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,762			
			Total:	180,147	113,467	
Other Additions/Adjustments						
Plumbing						
2 Fixture Bath			1	2,502	1,576	
Water/Sewer						
Septic System - MI			1	4,386	2,763	
Public Water			1	1,300	819	
Deck						
Treated Wood			384	5,983	3,769	
Garages						
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)						
Door Opener			2	935	552	
Base Cost			1240	38,948	22,979	*59%
Porches						
CPP			32	867	546	
CPP			20	518	326	
Unit-in-Place Cost Items						
CONC			480	1,104	530	*48%
ASPHALT			2115	3,574	643	*18%

<<<<< Calculations too long. See Valuation printout for complete pricing. >>>>>

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURKHARDT RONALD & MARGAR	MCINTOSH HOLLY KAY	0	06/10/2009	QC	03-ARM'S LENGTH	549/671	OTHER	100
CONNOR CLIFFORD TRUST	BURKHARDT RONALD & MARGAR	6,000	11/16/2001	OTH	14-INTO/OUT OF TRUST	361/599	OTHER	100.00

Property Address
618 WALL STREET

Owner's Name/Address
MCINTOSH HOLLY
618 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE
LOT 2 WALTERS RIFLE RIVER SUB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 08/27/2016
MAP #:
2026 Est TCV 44,350 TCV/TFA: 61.60

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	19,200	22,200			15,497C
2025	3,000	17,800	20,800			15,090C
2024	2,500	18,000	20,500			14,637C
2023	2,500	16,000	18,500			13,940C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Average
Effec. Age: 24
Floor Area:
Total Base New: 78,331 E.C.F.
Total Depr Cost: 36,816 X 0.629
Estimated T.C.V.: 23,157

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1986
Car Capracity:
Class: CD
Exterior: Pole
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 768
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 720 SF Floor Area = 720 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=47/100/100/100/47

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	720		
			Total:	49,935	23,469
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	2,944	1,384
Water/Sewer					
Septic System - MI			1	4,689	2,204
Public Water			1	1,465	689
Garages					
Class: CD Exterior: Pole (Unfinished)					
Base Cost			768	17,610	8,277
Skirting, Metal or Vinyl, Vertical			144	1,688	793
			Totals:	78,331	36,816

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 23,157

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings
Year Built	2013
Class/Construction	S
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 112
Height	10
Heating System	No Heating/Cooling
Length/Width/Area	32 X 24 = 768
Cost New	$17,265
Combined % Good	88/100/100/100 88.0
Depreciated Cost	$15,193
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$15,193
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 15,193 / All Cards: 15,193

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-W10-000-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KACZYNSKI RHONDA	NAVARRE THERESA	1	03/06/2023	QC	21-NOT USED/OTHER	202300618	DEED	100
SCHWERIN TAMARA	KACZYNSKI RHONDA	15,200	10/27/2006	WD	03-ARM'S LENGTH	500/782	OTHER	
KROHN	SCHWERIN	15,500	04/18/1991	WD	03-ARM'S LENGTH	215/556	OTHER	

Property Address
528 WALL STREET

Owner's Name/Address
NAVARRE THERESA
528 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE
E 1/2 OF LOT 3 WALTERS RIFLE RIVER SUB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 28,886 TCV/TFA: 48.47

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,000

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	11,400	14,400			13,351C
2025	3,000	10,000	13,000			13,000S
2024	2,500	10,200	12,700			12,700U
2023	2,500	8,800	11,300			7,802C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle		
	Aluminum/Vinyl		
	Brick		
X	Insulation		

(2) Windows

X	Many Ave.	X	Large Ave.
	Few		Small

	Wood Sash
X	Metal Sash
	Vinyl Sash
	Double Hung
X	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall			Plaster
	Paneled			Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 596 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: D
Effec. Age: 54
Floor Area: 596
Total Base New: 79,096 E.C.F.
Total Depr Cost: 36,384 X 0.629
Estimated T.C.V.: 22,886

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls D Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 596 SF Floor Area = 596 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Crawl Space	496		
1 Story	Siding	Crawl Space	100		
			Total:	73,835	33,964

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,109	1,890
Public Water	1	1,152	530
Totals:		79,096	36,384

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 22,886

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLIVER EDWARD & MARIAN	LUTZ, KENNETH	22,000	12/13/2006	PTA	33-TO BE DETERMINED	503/751	DEED	100
OLIVER EDWARD & MARIAN	OLIVER EDWARD & KRISTINE	1	02/24/2004	QC	03-ARM'S LENGTH	426/392	DEED	

Property Address

N MAIN STREET

Owner's Name/Address

LUTZE KENNETH
1213 PASEO DEL PLATA
TEMPLE, TX 76502-3435

Tax Description *BALANCE OF LEGAL ON FILE

E 1/2 OF LOT 4 WALTERS RIFLE RIVER SUB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 3,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	50.00	132.00	1.0000	1.0000	60	100		3,000

50 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Metal Prefabrication	20.39	48	0	0

Total Estimated Land Improvements True Cash Value = 0

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,500	0	1,500			516C
2025	1,500	0	1,500			503C
2024	1,300	0	1,300			488C
2023	1,300	0	1,300			465C

Parcel Number: 030-0-W10-000-004-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CLARK MICHELLE	SMITH CHRIS	100	07/12/2019	QC	21-NOT USED/OTHER	201902347	DEED	
FIRST NATIONAL - OTTACO A	CLARK MICHELLE	25,000	06/11/2004	LC	03-ARM'S LENGTH	434/608	OTHER	100.00
BURGOYNE KEVIN & SULVACIO	FIRST NATIONAL BANK OF AM	0	01/09/2004	QC	03-ARM'S LENGTH	425/748	OTHER	100.00
OLIVER EDWARD & MARIAN	BURGOYNE KEVIN & SULVACIO	1	08/29/2000	WD	21-NOT USED/OTHER	328/110	DEED	

Property Address
454 WALL STREET

Owner's Name/Address
SMITH CHRIS
454 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE
W 1/2 OF LOT 4 WALTERS RIFLE RIVER SUB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 06/11/2004
MAP #:
2026 Est TCV 25,255 TCV/TFA: 28.96

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	50.00	132.00	1.0000	1.0000	60	100		3,000
50 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	25.16	112	64	1,804
Shed: Wood Frame	28.69	80	64	1,469
Total Estimated Land Improvements True Cash Value =				3,273

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,500	11,100	12,600			8,095C
2025	1,500	10,000	11,500			7,883C
2024	1,300	10,100	11,400			7,646C
2023	1,300	8,800	10,100			7,282C

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame

X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many		Large
X	Ave.	X	Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

X	Drywall			Plaster
	Paneled			Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors			Solid	X	H.C.

(5) Floors

Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings

X	Drywall		

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 200 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Warm Air
X	Wall Furnace
	Warm & Cool Air
	Heat Pump

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		X	Ord.		Min

No. of Elec. Outlets

	Many		X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 20
Floor Area:
Total Base New: 65,604 E.C.F.
Total Depr Cost: 30,178 X 0.629
Estimated T.C.V.: 18,982

(16) Porches/Decks

Area	Type

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 872 SF Floor Area = 872 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=46/100/100/100/46

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Ribbed	Metal	672		
Addition	Siding	Slab	200		
			Total:	55,731	25,636

Other Additions/Adjustments

Plumbing			
3 Fixture Bath	1	2,628	1,209
Water/Sewer			
Septic System - MI	1	4,386	2,018
Public Water	1	1,300	598
Skirting, Metal or Vinyl, Vertical	136	1,559	717
	Totals:	65,604	30,178

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 18,982

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
OLIVER EDWARD & MARIAN	LUTZ, KENNETH	22,000	02/24/2004	QC	03-ARM'S LENGTH	503/751	DEED	100

Property Address
440 WALL STREET

Owner's Name/Address
LUTZE KENNETH
1213 PASEO DEL PLATA
TEMPLE, TX 76502-3435

Tax Description *BALANCE OF LEGAL ON FILE
LOT 5 WALTERS RIFLE RIVER SUB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 6,000

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What
T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	0	3,000			1,036C
2025	3,000	0	3,000			1,009C
2024	2,500	0	2,500			979C
2023	2,500	0	2,500			933C

Parcel Number: 030-0-W10-000-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FGU ARENAC COUNTY	OLIVER EDWARD & MARIAN	100	10/24/2012	PTA	33-TO BE DETERMINED	PTA ONLY	OTHER	100
JAMIE F PRAHIN	FGU ARENAC COUNTY	0	03/01/2011	SD	10-FORECLOSURE	201202046	OTHER	
TREMBLE LOUIS & CHRISTINE	JAMIE F PRAHIN	1,198	07/16/2010	QC	33-TO BE DETERMINED	GR 564/866	OTHER	

Property Address
424 WALL STREET

Owner's Name/Address
OLIVER EDWARD & MARIAN SUSAN
741 N MAIN ST
OMER, MI 48749-9755

Tax Description *BALANCE OF LEGAL ON FILE
LOT 6 WALTERS RIFLE RIVER SUB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #: 201202045 TO CO TREASURER
2026 Est TCV 33,710 TCV/TFA: 35.41

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000

100 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	21.10	288	46	2,795

Total Estimated Land Improvements True Cash Value = 2,795

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	13,900	16,900			10,588C
2025	3,000	12,100	15,100			10,310C
2024	2,500	12,400	14,900			10,000C
2023	2,500	10,800	13,300			9,524C

Parcel Number: 030-0-W10-000-006-00

Printed on 04/09/2026

Building Type

	Single Family
X	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows

	Many Ave.		Large Ave.
X	Few	X	Small

Wood Sash
Metal Sash
Vinyl Sash
Double Hung
Horiz. Slide
Casement
Double Glass
Patio Doors
Storms & Screens

(3) Roof

X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)

X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

Conc. Block
Poured Conc.
Stone
Treated Wood
Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

X	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Warm Air
	Wall Furnace
	Warm & Cool Air
	Heat Pump
	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing

	Average Fixture(s)
2	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
1	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: Fair
Effec. Age: 12
Floor Area:
Total Base New: 59,121 E.C.F.
Total Depr Cost: 39,611 X 0.629
Estimated T.C.V.: 24,915

(16) Porches/Decks

Area	Type
16	CPP

(17) Garage

Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Mobile Home DEFAULT Cls D Blt 0

(11) Heating System: Wall Furnace
Ground Area = 952 SF Floor Area = 952 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=67/100/100/100/67

Building Areas

Type	Ext. Walls	Roof/Fnd.	Size	Cost New	Depr. Cost
Main Home	Siding	Comp Shingle	952		
			Total:	53,479	35,831
Other Additions/Adjustments					
Plumbing					
3 Fixture Bath			1	2,628	1,761
Water/Sewer					
Public Water			1	1,300	871
Public Sewer			1	1,300	871
Porches					
CPP			16	414	277
			Totals:	59,121	39,611

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 24,915

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-007-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CONRAD TERRY & DEBRA	SVANBERG IVAN	40,000	07/29/2020	LC	03-ARM'S LENGTH	2020002782	DEED	100
WHOLESALE RES LLC	CONRAD TERRY & DEBRA	1	11/12/2013	QC	33-TO BE DETERMINED	201304094	OTHER	100.00
SMITH DOUGLAS & TERESA	WHOLESALE RES LLC	1	03/14/2012	QC	33-TO BE DETERMINED	201201039	OTHER	100.00
WHOLESALE RES LLC	CONRAD TERRY & DEBRA	20,000	02/13/2012	LC	03-ARM'S LENGTH	201201061	OTHER	100.00

Property Address
420 WALL STREET

Owner's Name/Address
SVANBERG IVAN
420 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE
LOT 7 OF WALTERS RIFLE RIVER SUB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 08/04/2023
MAP #:
2026 Est TCV 80,382 TCV/TFA: 63.80

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	37,200	40,200			25,804C
2025	3,000	32,500	35,500			25,126C
2024	2,500	33,300	35,800			24,371C
2023	2,500	28,600	31,100	31,100A		23,211C

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Good

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
	Wood/Shingle
X	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
	Many		Large
X	Ave.	X	Ave.
	Few		Small
	Wood Sash		
	Metal Sash		
	Vinyl Sash		
	Double Hung		
	Horiz. Slide		
	Casement		
	Double Glass		
	Patio Doors		
	Storms & Screens		

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed
X	Ashphalt Shingle		

Chimney: Brick

(3) Roof (cont.)	
X	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.

(5) Floors
Kitchen:
Other:
Other:

(6) Ceilings			

(7) Excavation
Basement: 0 S.F.
Crawl: 1260 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish	
	Recreation SF
	Living SF
	Walkout Doors (B)
	No Floor SF
0	Walkout Doors (A)

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam
	Forced Air w/o Ducts				
X	Forced Air w/ Ducts				
	Forced Hot Water				
	Electric Baseboard				
	Elec. Ceil. Radiant				
	Radiant (in-floor)				
	Electric Wall Heat				
	Space Heater				
	Wall/Floor Furnace				
	Forced Heat & Cool				
	Heat Pump				
	No Heating/Cooling				
	Central Air				
	Wood Furnace				

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
	Public Water
	Public Sewer
1	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins	
	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces	
	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 42
Floor Area: 1260
Total Base New: 209,150 E.C.F.
Total Depr Cost: 118,255 X 0.629
Estimated T.C.V.: 74,382

(16) Porches/Decks	
Area	Type
81	Frame Wall

(17) Garage
Year Built: 1961
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: 1 Wall
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 480
% Good: 42
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1260 SF Floor Area = 1260 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=58/100/100/100/58

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,020			
1 Story	Siding	Crawl Space	240			
			Total:	170,563	98,927	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	2,720	
Well, 200 Feet			1	10,565	6,128	
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			480	21,144	8,880	*42%
Common Wall: 1 Wall			1	-2,589	-1,087	
Door Opener			1	527	221	
Breezeways						
Frame Wall			81	4,251	2,466	
			Totals:	209,150	118,255	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 74,382

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-008-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WHOLESALE RES LLC	CONRAD TERRY & DEBRA	1	11/06/2012	QC	33-TO BE DETERMINED	201204550	OTHER	
SMITH DOUGLAS & TERESA	WHOLESALE RES LLC	1	03/14/2012	QC	33-TO BE DETERMINED	201201039	OTHER	100.00
US BANK NATIONAL ASSOC	SMITH DOUGLAS & TERESA	19,900	02/13/2009	PTA	03-ARM'S LENGTH	PTA ONLY	OTHER	100.00

Property Address
410 WALL STREET

Owner's Name/Address
CONRAD TERRY & DEBRA
430 SAN DIEGO
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE
LOT 8 WALTERS RIFLE RIVER SUB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 21,314 TCV/TFA: 0.00

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	91.60	132.00	1.0000	1.0000	60	100		5,496
92 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			5,496

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,700	8,000	10,700			6,436C
2025	2,700	7,400	10,100			6,267C
2024	2,300	7,500	9,800			6,079C
2023	2,300	6,500	8,800			5,790C

Parcel Number: 030-0-W10-000-008-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	None

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Ave.		Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Ashphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors			Solid		H.C.

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 0 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

	Public Water
	Public Sewer
	Water Well
	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 6
Floor Area: 0
Total Base New: 34,449 E.C.F.
Total Depr Cost: 25,148 X 0.629
Estimated T.C.V.: 15,818

(16) Porches/Decks

Area	Type

(17) Garage

Year Built: 1996
Car Capracity:
Class: C
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 1
Mech. Doors: 0
Area: 648
% Good: 73
Storage Area: 600
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = 0 SF Floor Area = 0 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=94/100/100/100/94

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
Other Additions/Adjustments						
Garages						
Class: C Exterior: Siding Foundation: 42 Inch (Unfinished)						
Base Cost			648	25,978	18,964	*73%
Storage Over Garage			600	7,944	5,799	
Door Opener			1	527	385	
			Totals:	34,449	25,148	

Notes:

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 15,818

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-009-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WYCOFF LOREN	MILLER RICHARD	93,000	10/18/2007	WD	03-ARM'S LENGTH	520/840	OTHER	100

Property Address
310 S MICHIGAN AVENUE

Owner's Name/Address
MILLER RICHARD
310 S MICHIGAN AVE
OMER, MI 48749-9785

Tax Description *BALANCE OF LEGAL ON FILE
01 LOT 9 & 10 WALTERS RIFLE RIVER SUB

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 10/18/2007
MAP #:
2026 Est TCV 125,921 TCV/TFA: 92.45

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	345.00	186.50	1.0000	1.1886	60	100		24,605

345 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 24,605

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame	22.54	666	54	8,106
Shed: Wood Frame	26.96	144	83	3,222
Total Estimated Land Improvements True Cash Value =				11,328

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	12,300	50,700	63,000			39,040C
2025	12,300	44,800	57,100			38,014C
2024	10,300	45,700	56,000			36,871C
2023	10,300	39,600	49,900			35,116C

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	None

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Ave.		Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Ashphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 1020 S.F.
Crawl: 342 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

510	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
1	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: C
Effec. Age: 43
Floor Area: 1362
Total Base New: 251,667 E.C.F.
Total Depr Cost: 143,065 X 0.629
Estimated T.C.V.: 89,988

(16) Porches/Decks

Area	Type
42	CPP

(17) Garage

Year Built: 1945
Car Capracity:
Class: CD
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 42 Inch
Finished ?:
Auto. Doors: 0
Mech. Doors: 0
Area: 960
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1362 SF Floor Area = 1362 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=57/100/100/100/57

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost
1 Story	Siding	Basement	1,020		
1 Story	Siding	Crawl Space	342		
			Total:	197,199	112,404

Other Additions/Adjustments

Water/Sewer			
Septic System - MI	1	4,689	2,673
Public Water	1	1,465	835
Garages			
Class: CD Exterior: Siding Foundation: 42 Inch (Unfinished)			
Base Cost	960	31,123	17,740
Porches			
CPP	42	1,129	644
Fireplaces			
Exterior 1 Story	1	6,387	3,641
Recreation Room	510	9,675	5,128
Totals:		251,667	143,065

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 89,988

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-W10-000-011-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARROW MICHAEL	YOUNG, KENNETH	121,000	10/18/2021	WD	03-ARM'S LENGTH	202104271	DEED	100
MORAN RYAN	GARROW MICHAEL	59,900	02/26/2016	WD	03-ARM'S LENGTH	201600561	OTHER	100.00
SOUTHWORTH MEGAN/HUD	MORAN RYAN	7,761	12/31/2014	QC	33-TO BE DETERMINED	201500054	OTHER	100.00
KEELEY JOSEPH & BROWN ANN	SOUTHWORTH MEGAN	62,000	10/13/2005	WD	03-ARM'S LENGTH	470/508	OTHER	100.00

Property Address
324 S MICHIGAN AVENUE

Owner's Name/Address
YOUNG, KENNETH
324 S MICHIGAN AVE
OMER, MI 48749-9785

Tax Description *BALANCE OF LEGAL ON FILE
LOT 11 OF WALTERS RIFLE RIVER SUB.

Comments/Influences

Class: RESIDENTIAL-IMPRO Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 11/04/2021
MAP #:
2026 Est TCV 134,433 TCV/TFA: 112.03

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			100 Units	60.00000	100	100		6,00
0.00 Total Acres							Total Est. Land Value =	6,000

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
D/W/P: 4in Concrete	8.14	400	83	2,702
Total Estimated Land Improvements True Cash Value =				2,702

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	64,200	67,200			46,926C
2025	3,000	56,300	59,300			45,693C
2024	2,500	57,700	60,200			44,320C
2023	2,500	49,700	52,200			42,210C

Parcel Number: 030-0-W10-000-011-00

Printed on 04/09/2026

Building Type

X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
	None

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Excellent

Room List

	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior

	Wood/Shingle
	Aluminum/Vinyl
	Brick
	Insulation

(2) Windows

	Many		Large
	Ave.		Ave.
	Few		Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof

	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

	Ashphalt Shingle

Chimney:

(3) Roof (cont.)

	Eavestrough
	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior

	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex		Ord		Min

Size of Closets

	Lg		Ord		Small

Doors		Solid		H.C.	

(5) Floors

Kitchen:
Other:
Other:

(6) Ceilings

(7) Excavation

Basement: 0 S.F.
Crawl: 1200 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement

	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish

	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support

Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling

	Gas		Oil		Elec.
	Wood		Coal		Steam

X	Forced Air w/o Ducts
	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling

	Central Air
	Wood Furnace

(12) Electric

0	Amps Service

No./Qual. of Fixtures

	Ex.		Ord.		Min

No. of Elec. Outlets

	Many		Ave.		Few

(13) Plumbing

	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer

1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins

	Appliance Allow.
	Cook Top
	Dishwasher
	Garbage Disposal
	Bath Heater
	Vent Fan
	Hot Tub
	Unvented Hood
	Vented Hood
	Intercom
	Jacuzzi Tub
	Jacuzzi repl.Tub
	Oven
	Microwave
	Standard Range
	Self Clean Range
	Sauna
	Trash Compactor
	Central Vacuum
	Security System

(15) Fireplaces

	Interior 1 Story
	Interior 2 Story
	2nd/Same Stack
	Two Sided
	Exterior 1 Story
	Exterior 2 Story
	Prefab 1 Story
	Prefab 2 Story
	Heat Circulator
	Raised Hearth
	Wood Stove
	Direct-Vented Ga

Class: BC
Effec. Age: 20
Floor Area: 1200
Total Base New: 249,553 E.C.F.
Total Depr Cost: 199,891 X 0.629
Estimated T.C.V.: 125,731

(16) Porches/Decks

Area	Type
70	CCP (1 Story)

(17) Garage

Year Built: 1973
Car Capracity:
Class: BC
Exterior: Siding
Brick Ven.: 0
Stone Ven.: 0
Common Wall: Detache
Foundation: 18 Inch
Finished ?: Yes
Auto. Doors: 1
Mech. Doors: 1
Area: 776
% Good: 0
Storage Area: 0
No Conc. Floor: 0

Bsmnt Garage:

Carport Area:

Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls BC Blt 0

(11) Heating System: Forced Air w/o Ducts
Ground Area = 1200 SF Floor Area = 1200 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=80/100/100/100/80

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1 Story	Siding	Crawl Space	1,200			
			Total:	192,782	154,227	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	5,433	4,346	
Public Water			1	1,877	1,502	
Garages						
Class: BC Exterior: Siding Foundation: 18 Inch (Finished)						
Base Cost			776	42,098	33,678	
Door Opener			1	659	527	
Porches						
CCP (1 Story)			70	2,754	2,451	*89%
Exterior						
Brick Veneer			200	3,950	3,160	
			Totals:	249,553	199,891	

Notes:

ECF (RESIDENTIAL FRONT FOOT) 0.629 => TCV: 125,731

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-015-200-005-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON DAVID & DONNA	ROBINSON DONNA	0	11/09/2006	QC	09-FAMILY/RELATED ENTITY		DEED	

Property Address
426 CARRINGTON STREET

Owner's Name/Address
ROBINSON DONNA
426 CARRINGTON ST
OMER, MI 48749-9757

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 THE COM AT N 1/4 SEC COR TH S00 DEG 51'48"E 1313.77 FT TH S89 DEG 44'13"W 525.33 FT TO THE POB TH S00 DEG 51'8"E 412.50 FT TO THE N'LY ROW OF CARRINGTON ST TH S89 DEG 44'13"W 431.18 FT TH N00 DEG 53'21"W 220.16 FT TH S89 DEG 44'13"W 100 FT TH N00 DEG 53'21"W 192.34 FT TH N89 DEG 44'13"E 531.37 FT BK TO POB.
4.53 ACRES M/L
AKA REMAINDER PARCEL B UNRECORDED SURVEY 5/30/25 SSI JEFFREY D BARLETT

SPLIT ON 07/03/2025 WITH 030-0-015-200-005-02 INTO 030-0-015-200-005-04, 030-0-015-200-005-05, 030-0-015-200-005-06;

Comments/Influences

Split/Comb. on 11/12/2025 completed 11/12/2025 ASSESSOR ;
Parent Parcel(s): 030-0-015-200-005-02, 030-0-015-200-005-03;

Class: RESIDENTIAL-IMPRO Zoning:
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/27/2026
MAP #:
2026 Est TCV 185,436 TCV/TFA: 75.56

Building Permit(s)	Date	Number	Status

X Improved | Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			4.53 Acres		2,400	100		10,87
4.53 Total Acres							Total Est. Land Value =	10,872

Land Improvement Cost Estimates

Description	Rate	Size	% Good	Cash Value
Shed: Wood Frame/Concrete	30.54	264	39	3,145
Total Estimated Land Improvements True Cash Value =				3,145

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,400	87,300	92,700			45,757C
2025	0	0	0			0
0						
0						

Parcel Number: 030-0-015-200-005-05

Printed on 04/09/2026

Building Type	
X	Single Family
	Mobile Home
	Town Home
	Duplex
	A-Frame
X	Wood Frame

Building Style: DEFAULT

Yr Built	Remodeled
	0

Condition: Average

Room List	
	Basement
	1st Floor
	2nd Floor
	Bedrooms

(1) Exterior	
X	Wood/Shingle
	Aluminum/Vinyl
	Brick
X	Insulation

(2) Windows			
X	Many Ave. Few	X	Large Ave. Small

	Wood Sash
	Metal Sash
	Vinyl Sash
	Double Hung
	Horiz. Slide
	Casement
	Double Glass
	Patio Doors
	Storms & Screens

(3) Roof			
X	Gable		Gambrel
	Hip		Mansard
	Flat		Shed

X	Ashphalt Shingle

Chimney: Brick

(3) Roof (cont.)	
	Eavestrough
X	Insulation
0	Front Overhang
0	Other Overhang

(4) Interior			
X	Drywall		Plaster
	Paneled		Wood T&G

Trim & Decoration

	Ex	X	Ord		Min

Size of Closets

	Lg	X	Ord		Small

Doors		Solid	X	H.C.	

(5) Floors
Kitchen: Linoleum
Other: Carpeted
Other:

(6) Ceilings			
X	Drywall		

(7) Excavation
Basement: 0 S.F.
Crawl: 975 S.F.
Slab: 0 S.F.
Height to Joists: 0.0

(8) Basement	
	Conc. Block
	Poured Conc.
	Stone
	Treated Wood
	Concrete Floor

(9) Basement Finish		
	Recreation	SF
	Living	SF
	Walkout Doors (B)	
	No Floor	SF
0	Walkout Doors (A)	

(10) Floor Support
Joists:
Unsupported Len:
Cnts.Sup:

(11) Heating/Cooling					
X	Gas		Oil		Elec.
	Wood		Coal		Steam

	Forced Air w/o Ducts
X	Forced Air w/ Ducts
	Forced Hot Water
	Electric Baseboard
	Elec. Ceil. Radiant
	Radiant (in-floor)
	Electric Wall Heat
	Space Heater
	Wall/Floor Furnace
	Forced Heat & Cool
	Heat Pump
	No Heating/Cooling
	Central Air
	Wood Furnace

(12) Electric	
0	Amps Service

No./Qual. of Fixtures

	Ex.	X	Ord.		Min

No. of Elec. Outlets

	Many	X	Ave.		Few

(13) Plumbing	
	Average Fixture(s)
1	3 Fixture Bath
	2 Fixture Bath
	Softner, Auto
	Softner, Manual
	Solar Water Heat
	No Plumbing
	Extra Toilet
	Extra Sink
	Separate Shower
	Ceramic Tile Floor
	Ceramic Tile Wains
	Ceramic Tub Alcove
	Vent Fan

(14) Water/Sewer	
1	Public Water
	Public Sewer
	Water Well
1	1000 Gal. Septic
	2000 Gal. Septic

Lump Sum Items:

(15) Built-ins
Appliance Allow.
Cook Top
Dishwasher
Garbage Disposal
Bath Heater
Vent Fan
Hot Tub
Unvented Hood
Vented Hood
Intercom
Jacuzzi Tub
Jacuzzi repl.Tub
Oven
Microwave
Standard Range
Self Clean Range
Sauna
Trash Compactor
Central Vacuum
Security System

(15) Fireplaces
Interior 1 Story
Interior 2 Story
2nd/Same Stack
Two Sided
Exterior 1 Story
Exterior 2 Story
Prefab 1 Story
Prefab 2 Story
Heat Circulator
Raised Hearth
Wood Stove
Direct-Vented Ga

Class: C
Effec. Age: 25
Floor Area: 2454
Total Base New: 313,721 E.C.F.
Total Depr Cost: 237,440 X 0.629
Estimated T.C.V.: 149,350

(16) Porches/Decks	
Area	Type
253	WCP (1 Story)
253	Treated Wood

(17) Garage
Year Built:
Car Capracity:
Class:
Exterior:
Brick Ven.:
Stone Ven.:
Common Wall:
Foundation:
Finished ?:
Auto. Doors:
Mech. Doors:
Area:
% Good:
Storage Area:
No Conc. Floor:
Bsmnt Garage:
Carport Area:
Roof:

Cost Est. for Res. Bldg: 1 Single Family DEFAULT Cls C Blt 0

(11) Heating System: Forced Air w/ Ducts
Ground Area = 1471 SF Floor Area = 2454 SF.
Phy/Ab.Phy/Func/Econ/Comb. % Good=75/100/100/100/75

Building Areas

Stories	Exterior	Foundation	Size	Cost New	Depr. Cost	
1.5 Story	Siding	Crawl Space	975			
2 Story	Siding	Bi-Lev. 60%	496			
			Total:	293,232	219,922	
Other Additions/Adjustments						
Water/Sewer						
Septic System - MI			1	4,689	3,517	
Public Water			1	1,465	1,099	
Deck						
Treated Wood			253	4,653	4,188	*90%
Porches						
WCP (1 Story)			253	9,682	8,714	*90%
			Totals:	313,721	237,440	

Notes: 0

ECF (RESIDENTIAL ACREAGE) 0.629 => TCV: 149,350

*** Information herein deemed reliable but not guaranteed***

Building Type	Farm Utility Buildings	Utility Lean-Tos	Utility Lean-Tos	Farm Utility Buildings
Year Built				
Class/Construction	D,Pole	D,Frame	D,Pole	D,Pole
Quality/Exterior	Low Cost	Low Cost	Low Cost	Average
# of Walls, Perimeter	4 Wall, 126	4 Wall, 126	No-Wall, 110	4 Wall, 116
Height	14	9	9	10
Heating System	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling	No Heating/Cooling
Length/Width/Area	23 X 40 = 920	23 X 40 = 920	15 X 40 = 600	40 X 18 = 720
Cost New	$10,534	$8,132	$1,968	$13,457
Combined % Good	60/100/100/100 60.0	60/100/100/100 60.0	60/100/100/100 60.0	72/100/100/100 72.0
Depreciated Cost	$6,320	$4,879	$1,181	$9,689
+ Unit-In-Place Items	$0	$0	$0	$0
Description, Size X Rate X % Good = Cost				
E.C.F.	X 1.000	X 1.000	X 1.000	X 1.000
Est. True Cash Value	$6,320	$4,879	$1,181	$9,689
Comments				

Total Estimated True Cash Value of Agricultural Improvements / This Card: 22,069 / All Cards: 22,069

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-000-001-001-03 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SANFORD CLARK & VIRGINIA	WILK GARY D & LISA R	1	03/19/2025	WD	03-ARM'S LENGTH	202500720	DEED	100
ARENAC COUNTY ROAD COMMIS	SANFORD CLARK & VIRGINIA	1,500	03/02/2018	WD	21-NOT USED/OTHER	201803053	OTHER	100.00

Property Address

Owner's Name/Address

WILK GARY D & LISA R
1828 WYATT RD
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

PARCEL A; A PARCEL OF LAND IN SECTION 15, T.19.N R5E GORIE AND CASCALLEN'S PLAT OF OMAR, NOW CITY OF OMER, TH ALF A 40 FT W'LY ROW L OF MIAN ST FOR THE FOLLOWING COURSES: S16 DEG 28'05"E 25.46 FT TH S02 DEG35'42"E 78.62 FT TH S08 DEG 46'45"W 58.92 FT TH S11 DEG 18'04"W 95.71 FT TH S11 DEG 34'47"W 4.33 FT TH N27 DEG 51'25"E 66.26 FT TH N05DEG 10'14"E 38.53 FT TH N14 DEG 29'05"E 30.84 FT TH N00 DEG 26'19"E 53.82 FT TH N22 DEG 32'03"W 70.08 FT TO THE N L OF BLK 1 OF SAID PLAT TH N89 DEG 40'23"E ON SAID N L OF BLK 1 25.94 FT BK TO POB

.08 ACRES

SUBJECT TO ANY EASEMENTS OF RECORD

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 3,642

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	311.87	20.00	1.0000	0.3892	60	50	VERY NARROW	3,642
312 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,642

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,800	0	1,800			1,800U
2025	1,800	0	1,800			1,249C
2024	1,500	0	1,500			1,212C
2023	1,500	0	1,500			1,155C

Parcel Number: 030-0-000-002-012-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DESIMPELAERE OSCAR	ROGERS DERIC P	0	05/06/2022	QC	03-ARM'S LENGTH	202203182	DEED	
GLEASON, FLETCHER & DOROT	DESIMPELAERE OSCAR H	1	05/04/1999	QC	03-ARM'S LENGTH	305/776	OTHER	100.00

Property Address

BROAD AND MAIN

Owner's Name/Address

ROGERS DERIC P
1235 N ROGER RD
LINWOOD, MI 48634-9804

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E BEG AT SE COR OF BLK 2 TH W TO RIFLE RIVER TH S 33 FT TH E TO W SIDE OF MAIN STREET AT PNT 33 FT S OF POB TH N TO POB VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 5,595

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	33.00	440.00	1.0000	1.8257	60	100		3,615
RATE TABLE 6 40			33 Units	60.00000	100	100		1,98
33 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	5,595

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,800	0	2,800			916C
2025	2,800	0	2,800			892C
2024	2,300	0	2,300			866C
2023	2,300	0	2,300			825C

Parcel Number: 030-0-000-005-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
FISHER SCOTT RANDAL	FISHER SCOTT RANDALL ET A	1	07/10/2012	QC	33-TO BE DETERMINED	201202701	OTHER	
STATE	FISHER SCOTT RANDAL	2,700	09/15/2004	OTH	03-ARM'S LENGTH	446/251	DEED	100.00
ST THOMAS EPISCOPAL CHURC	CITY OF OMER	5,500	11/24/1999	WD	03-ARM'S LENGTH	300/339	DEED	100.00
SIMMONS MARGARET		20,000	11/23/1998	LC	03-ARM'S LENGTH	300/335	DEED	100.00

Property Address

S MAIN STREET

Owner's Name/Address

FISHER SCOTT
JASPER JESICA & PATTI
4262 MILLIS RD
NORTH BRANCH, MI 48461-9741

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E W 1/2 OF LTS 4 & 5 BLK 5 GORRIE AND CARSCALLEN'S PLATOF THE CITY OF OMER ACCORDING TO THE RECORDED PLAT THEREOF, ARENAC COUNTY, MICHIGAN VIL OF OMAR MAP

Comments/Influences

DEEDS ALSO TO
JESICA LYNN JASPER
PATTI LYNN JASPER
SCOTT RANDAL FISCHER

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 8,400

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			140	Units60	.00000	100		8,40
0.00 Total Acres							Total Est. Land Value =	8,400

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,200	0	4,200			1,428C
2025	4,200	0	4,200			1,391C
2024	3,500	0	3,500			1,350C
2023	3,500	0	3,500			1,286C

Parcel Number: 030-0-000-006-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MAYER RONALD JR	NEUGUTH FREDERICK WILLIA	1,265	08/20/2025	PTA	10-FORECLOSURE		PROPERTY TRANSFER	100
ARENAC COUNTY TREASURER	MAYER RONALD JR	150	10/21/2011	QC	03-ARM'S LENGTH	201103684	OTHER	100.00
KRAUS, GERALD, JR ETAL	FLORES, RAY & PATRICIA	8,000	04/30/1993	WD	03-ARM'S LENGTH	291/19	OTHER	

Property Address

N MAIN STREET

Owner's Name/Address

NEUGUTH FREDERICK WILLIAM
49342 OAKMONT AVE
EAST LIVERPOOL, OH 43920

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOT 3 BLK 6, LESS N 3 FT THERE OF OMAR MAP CITY OF OMER

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 3,751

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	63.00	130.00	1.0000	0.9924	60	100		3,751
63 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,751

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,900	0	1,900			1,900U
2025	1,900	0	1,900			629C
2024	1,600	0	1,600			611C
2023	1,600	0	1,600			582C

Parcel Number: 030-0-000-008-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LAAJALA SCOTT	JONES JAMES ROBERT	500	05/22/2025	QC	21-NOT USED/OTHER	202501737	DEED	100
PARKER AARON	MEYER PATRICIA	6,000	09/24/2021	QC	21-NOT USED/OTHER	202103912	DEED	100.00
MEYER PATRICIA	LAAJALA SCOTT	1	09/24/2021	QC	21-NOT USED/OTHER	202200844	DEED	
FS & ALY LLC	PARKER AARON	0	09/22/2020	QC	21-NOT USED/OTHER	202102451	DEED	100.00

Property Address

N MAIN STREET

Owner's Name/Address

JONES JAMES ROBERT
232 PRESTON AVE
WATERFORD, MI 48328

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 6-7-8 BLK 8 VIL OF OMAR MAP LESS THE N 5 FT OF LOT 6 SPLIT TO 030-0-000-008-006-10

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 24,757

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
S&R	08/15/2015	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	391.00	147.00	1.0000	1.0553	60	100		24,757
391 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	24,757

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	12,400	0	12,400			12,400U
2025	12,400	0	12,400			8,184C
2024	10,300	0	10,300			7,938C
2023	10,300	0	10,300			7,560C

Parcel Number: 030-0-000-008-011-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHRAMM RAYMOND	PRICE BRENDA	62,000	12/17/2024	QC	21-NOT USED/OTHER	202403825	DEED	100
RICE GLEN & DEBRA	SCHRAMM RAYMOND	0	07/05/2018	LC	21-NOT USED/OTHER	201802340	OTHER	100.00
PLUMMER THERESA	RICE GLEN & DEBRA	0	06/21/2018	QC	21-NOT USED/OTHER	201802180	OTHER	
RICE GLEN & DEBRA	PLUMMER THERESA	22,000	05/02/2017	LC	03-ARM'S LENGTH	201702420	OTHER	100.00

Property Address

PINE STREET

Owner's Name/Address

PRICE BRENDA
205 PINE ST
OMER, MI 48749-5116

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 11 BLK 8 VIL OF OMAR MAP

SPLIT TO-030-0-000-008-011-00 AND 012-00 IN 2005

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 03/24/2026

MAP #:

2026 Est TCV 4,427

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
PM	07/26/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	165.00	1.0000	1.1180	60	100		4,427
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,427

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,200	0	2,200			2,200S
2025	2,200	0	2,200		2,200A	2,200U
2024	1,800	0	1,800			1,433C
2023	1,800	0	1,800			1,365C

Parcel Number: 030-0-000-009-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LIGHTHOUSE BAPTIST CHURCH	JOHNSON DEBRA	7,750	04/30/2008	WD	03-ARM'S LENGTH	530/57	OTHER	100
SWEERS DAVID & TINA	LIGHTHOUSE BAPTIST CHURCH	10,000	08/17/2005	WD	03-ARM'S LENGTH	466/221	OTHER	100.00
LESLIE EMMA	SWEERS DAVID & TINA	1	08/12/2005	QC	33-TO BE DETERMINED	466/220	OTHER	100.00
BURGESS J M & ANN G	SWEERES DAVID & TINA MARI	2,200	10/08/1999	QC	33-TO BE DETERMINED	313/471	OTHER	100.00

Property Address

PINE STREET

Owner's Name/Address

JOHNSON DEBRA
224 PLEASANT VIEW DRIVE
GRAND BLANC, MI 48439

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 2-3-4-5-6-7 BLK 9 VILLAGE OF OMAR MAP CITY OF OMER

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 26,564

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
TB	03/10/2021	INSPECTED
RFP	07/15/2014	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	396.00	165.00	1.0000	1.1180	60	100		26,564
396 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	26,564

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	13,300	0	13,300			3,684C
2025	13,300	0	13,300			3,588C
2024	11,100	0	11,100			3,481C
2023	11,100	0	11,100			3,316C

Parcel Number: 030-0-000-014-006-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SLATTER VIRGINIA KAY		0	05/29/2009	WD	03-ARM'S LENGTH	548/869	OTHER	
FLEET	STATE OF MICHIGAN	0	07/17/1996	WD	03-ARM'S LENGTH		OTHER	

Property Address
CLYDE AND CENTER

Owner's Name/Address
SLATTER VIRGINIA KAY
303 E CENTER STREET
PO BOX 224
OMER, MI 48749-0224

Tax Description *BALANCE OF LEGAL ON FILE
01 T19N R5E LT 6 BLK 14 VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 4,427

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements
[ ] Dirt Road
[ ] Gravel Road
[ ] Paved Road
[ ] Storm Sewer
[ ] Sidewalk
[ ] Water
[ ] Sewer
[ ] Electric
[ ] Gas
[ ] Curb
[ ] Street Lights
[ ] Standard Utilities
[ ] Underground Utils.

Topography of Site
[ ] Level
[ ] Rolling
[ ] Low
[ ] High
[ ] Landscaped
[ ] Swamp
[ ] Wooded
[ ] Pond
[ ] Waterfront
[ ] Ravine
[ ] Wetland
[ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	165.00	1.0000	1.1180	60	100		4,427
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,427

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,200	0	2,200			775C
2025	2,200	0	2,200			755C
2024	1,800	0	1,800			733C
2023	1,800	0	1,800			699C

Parcel Number: 030-0-000-016-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LESLIE	TOTH, GEORGE STEVE & MARY	0	08/21/1996	SD	03-ARM'S LENGTH		OTHER	

Property Address

Owner's Name/Address

TOTH GEORGE JR & MARY
7380 HONEYSUCKLE ROAD
WEST BLOOMFIELD, MI 48324

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LTS 2-3-4-5-6 BLK 16 S OF D&M RR SWITCH & PC OF LAND BEG AT CEN OF CREEK THAT EMPTIES INTO SCHULTZ DRAIN TH W ON S LINE OF N 1/2 OF NE 1/4 38 RDS N 1 RD E 38 RDS S 1 RD TO BEG SEC 15 T19N R5E

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 12,703

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	165.00	120.00	1.0000	0.9535	60	100		9,439
RATE TABLE 5 HOMESTEAD 1-5			1.36 Acres		2,400	100		3,26
165 Actual Front Feet, 1.36 Total Acres							Total Est. Land Value =	12,703

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,400	0	6,400			1,966C
2025	6,400	0	6,400			1,915C
2024	6,200	0	6,200			1,858C
2023	6,200	0	6,200			1,770C

Parcel Number: 030-0-000-016-003-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

SCHOOLFIELD DOLORES
PO BOX 197
SOUTH ROCKWOOD, MI 48179

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E LOTS 3-4-5-6 BLK 16 N OF D & M RR GRIST MILL SWITCH VIL OF OMAR MAP

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 12,823

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	264.00	86.50	1.0000	0.8095	60	100		12,823
264 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	12,823

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,400	0	6,400			1,578C
2025	6,400	0	6,400			1,537C
2024	5,300	0	5,300			1,491C
2023	5,300	0	5,300			1,420C

Parcel Number: 030-0-010-300-020-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

ROBINSON FLOYD E JR & MARY K
423 S VERNON AVE
FLINT, MI 48503-2102

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 10 SE 1/4 OF SW 1/4 W OF RIFLE RIVER

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / Qual. Ag.

MAP #:

2026 Est TCV 68,603

Building Permit(s)	Date	Number	Status

X Improved Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			15.70 Acres		2,400	100		37,68
RATE TABLE 5 HOMESTEAD 1-5			1.00 Acres		2,400	100		2,40
16.70 Total Acres							Total Est. Land Value =	40,080

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	20,000	14,300	34,300			32,243C
2025	20,000	13,900	33,900			31,396C
2024	21,700	13,800	35,500			30,452C
2023	0	0	0	34,500M		29,002C

Building Type	Barn - General Purpose
Year Built	2022
Class/Construction	D,Pole
Quality/Exterior	Average
# of Walls, Perimeter	4 Wall, 120
Height	16
Heating System	No Heating/Cooling
Length/Width/Area	40 X 20 = 800
Cost New	$30,344
Combined % Good	94/100/100/100 94.0
Depreciated Cost	$28,523
+ Unit-In-Place Items	$0
Description, Size X Rate X % Good = Cost	
E.C.F.	X 1.000
Est. True Cash Value	$28,523
Comments	

Total Estimated True Cash Value of Agricultural Improvements / This Card: 28,523 / All Cards: 28,523

*** Information herin deemed reliable but not guaranteed ***

Parcel Number: 030-0-010-400-010-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZIEMBO, MICHAEL	ZIEMBO MICHAEL	10,900	04/13/1998	WD	03-ARM'S LENGTH	286/557	OTHER	

Property Address

N MAIN STREET

Owner's Name/Address

ZIEMBO MICHAEL
1056 N BLACK ROAD
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 10 N 10 A OF SW 1/4 OF SE 1/4 EXC 1A BEG AT SW COR, TH N 165 FT, E 264 FT, S 165 FT, W 264 FT TO POB

9 ACRES M/L

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 03/10/2014

MAP #:

2026 Est TCV 21,600

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
KD	07/10/1998	DATA ENTER

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			9.00 Acres		2,400	100	100	21,60
9.00 Total Acres							Total Est. Land Value =	21,600

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,800	0	10,800			2,340C
2025	10,800	0	10,800			2,279C
2024	14,900	0	14,900			2,211C
2023	14,900	0	14,900			2,106C

Parcel Number: 030-0-010-400-015-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
POMAVILLE & NOWAK	MITRZYK GREG & AGNES	0	05/27/1998	WD	03-ARM'S LENGTH	290/201	OTHER	

Property Address

Owner's Name/Address

MITRZYK GREG & AGNES
593 JOSE RD
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 10 N 33 FT OF S 30 A OF SW 1/4 OF SE 1/4
SPLIT FROM 030-0-010-400-015-00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 6,117

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	33.00	1260.00	1.0000	3.0896	60	100		6,117
33 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,117

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,100	0	3,100			1,036C
2025	3,100	0	3,100			1,009C
2024	2,500	0	2,500			979C
2023	2,500	0	2,500			933C

Parcel Number: 030-0-015-000-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAY DEVELOPMENT CO	RR RANCH	18,000	06/16/2021	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100

Property Address

Owner's Name/Address

RR RANCH
PO BOX 27222
LANSING, MI 48909

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 PRT OF NW 1/4 OF SE 1/4 02 BEG AT SE COR OF BLK 2 TH SLY 396 FT TO 03 SE COR OF BLK 3 TH S 114 FT, TH SELY 04 45DEG E TO WLY EDGE OF D&M RR R/W TH 05 SWLY ALNG SD R/W TO S 1/8 LINE OF SEC 06 15 TH WLY ALNG LINE TO CEN OF RIFLE 07 RIVER TH NWLY ALNG RIVER TO PNT OF WLY 08 LINE OF MAIN ST. EXTEND SLY TH NLY ALNG 09 SD LINE TO POB VIL OF OMAR MAP EXC THAT 10 PART LYING IN THE TOWNSHIP OF ARENAC 11 DESC #3 BEG 2.64 CHNS S OF SW COR OF BLK 12 4 VIL OF OMAR MAP, TH S 45DEG TO A PT 13 132 FT E OF E SIDE OF MAIN ST EXTENDED 14 SLY, S TO S 1/8 LINE, W 132 FT, N TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 6,336

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
RFP	01/01/1753	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			2.64 Acres		2,400	100	100	6,33
2.64 Total Acres							Total Est. Land Value =	6,336

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,200	0	3,200			3,033C
2025	3,200	0	3,200			2,954C
2024	4,400	0	4,400			2,866C
2023	4,400	0	4,400			2,730C

Parcel Number: 030-0-015-000-015-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SMITH FARON & KRISTEN	MCLAVY TODD & KRIS	10,000	03/27/2015	WD	03-ARM'S LENGTH	201500926	OTHER	100
WEISHUHN JAMES	SMITH FARON & KRISTEN	20,000	08/28/2001	WD	03-ARM'S LENGTH	350/39	DEED	100.00

Property Address

Owner's Name/Address

MCLAVY TODD & KRIS
6780 PINE ROAD
HARRISON, MI 48625

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 BEG 162 FT S OF NW COR OF BLK 2 TH S ALONG W SIDE OF BLK 2 TO SW COR OF BLK 2 TH W TO RIFLE RIVER TH N TO PNT DIRECTLY W OF POB TH E TO POB VIL OF OMAR EXC N 37 FT SOLD TO MICH. STATE HWY COMM. LIBER 154 PAGE 274

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 21,471

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table COMFF.COMMERCIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
HWY	85.00	293.00	1.0000	1.8043	140	100		21,471
85 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	21,471

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,700	0	10,700			2,010C
2025	10,700	0	10,700			1,958C
2024	1,900	0	1,900			1,900S
2023	1,900	0	1,900			1,880S

Parcel Number: 030-0-015-100-005-05 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GAY NEIL JR	MITRZYK GREG & AGNES	50,000	06/06/2002	PTA	33-TO BE DETERMINED		OTHER	100

Property Address

N MAIN STREET

Owner's Name/Address

MITRZYK GREG & AGNES
593 JOSE RD
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 N 1/2 OF NE 1/4 EXC PLAT OF SQUIRE & STERLING ADD TO VIL OF OMAR & EXC STRIP BEG AT CENTER OF CREEK THAT EMP INTO SCHULTZ DRAIN TH W 38 RDS TH N 1 RD TH E 38 RDS TH S 1 RD TO POB & EXC BEG 19 CHS 95 LKS S & 14 CHS 5 LKS E OF N 1/4 POST WHERE 1/8 LINE INTER E SIDE OF MAIN ST TH N 22DEG W 448 FT TH E 276 FT TH SLY 448 FT TO 1/8 LINE TH W TO POB & EXC D&M RR R/W & LAND E OF RR EXC PAR OF LAND BEG 19 CHS & 95 LKS & 14 CHS & 5 LKS E OF N 1/4 POST, WHERE THE N 1/8 LINE INTERSECTS THE E SIDE OF MAIN ST, TH N 22DEG W 4 CHS & 184 FT FOR POB TH CONT NWLY ALNG THE E SIDE OF MAIN ST. 100 FT, TH E 276 FT, TH S 100 FT M/L TO A PT DIRECTLY E OF POB, TH W TO POB.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 88,800

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			37.00 Acres		2,400	100	100	88,80
37.00 Total Acres							Total Est. Land Value =	88,800

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	44,400	0	44,400			12,218C
2025	44,400	0	44,400			11,897C
2024	61,100	0	61,100			11,540C
2023	61,100	0	61,100			10,991C

Parcel Number: 030-0-015-100-025-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERNIER CLARENCE & LYNN	HOLLOWAY DAVID &STACY	39,900	04/05/2000	WD	03-ARM'S LENGTH	321/25	DEED	100
GATZA SHIRLEY	BERNIER CLARENCE & LYNN	0	12/09/1999	WD	03-ARM'S LENGTH	318/409	OTHER	

Property Address

Owner's Name/Address

HOLLOWAY DAVID & STACY
28927 FLORENCE ST
GARDEN CITY, MI 48135-2742

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG AT N 1/4 COR TH S 1 02 DEG, 45MIN, 25SEC, E ALNG N/S 1/4 LINE 03 100 FT TO POB, THS 1DEG, 45MIN, 25SEC, E 04 100 FT, TH N 88DEG,22MIN, 15SEC, E277.22 05 FT TO PT ON CENTLINE OF MAIN ST, TH S 38 06 DEG, 37MIN, 45SEC E 62.61 FT, TH S 88 07 DEG, 22MIN, 15SEC,W 364.78 FT, TH N 1 08 DEG, 45MIN, 25SEC W 150 FT, TH N 88 DEG 09 22MIN, 15SEC E 50 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 7,254

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	75.00	343.00	1.0000	1.6120	60	100		7,254
75 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	7,254

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,600	0	3,600			1,168C
2025	3,600	0	3,600			1,138C
2024	3,000	0	3,000			1,104C
2023	3,000	0	3,000			1,052C

Parcel Number: 030-0-015-100-040-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RAUSHI DANIEL	RAUSHI DANIEL & RUTH ANN	0	06/24/2025	QC	09-FAMILY/RELATED ENTITY	202502054	DEED	
MATUREN DAVID & NANCY TRU	RAUSHI DANIEL	17,500	07/27/2017	WD	21-NOT USED/OTHER	201702641	OTHER	100.00

Property Address

Owner's Name/Address

RAUSHI DANIEL & RUTH ANN
PO BOX 122
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 15, TOWN 19 NORTH, RANGE 5 EAST, ARENAC TOWNSHIP, ARENAC COUNTY, MICHIGAN, THENCE SOUTH 01D 45'25" EAST ALONG THE NORTH-SOUTH ¼ LINE 400 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88D 47'50"EAST 377.12 FEET PARALLEL TO NORTH LINE OF SAID SECTION, THENCE NORTH 44D 54'EAST 41.00 FEET, THENCE SOUTH 38D 27'10" EAST 346 FEET +/- TO NORTH 1/16 LINE OF SAID SECTION 15, THENCE SOUTH 88D 48'50"WEST PARALLEL WITH SAID NORTH LINE OF SAID SECTION 15 362.99 FEET TO MEANDER CORNER 'A'; THENCE NORTH 76D 42'30" WEST ON A MEANDER LINE 222.04 FEET TO SAID NORTH-SOUTH ¼ LINE AND MEANDER CORNER 'B'; THENCE NORTH 01D 45'25" WEST ON SAID NORTH-SOUTH ¼ LINE 200.00 FEET T

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 07/27/2017

MAP #:

2026 Est TCV 36,139

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [X] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	346.00	400.00	1.0000	1.7408	60	100		36,139
346 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			36,139

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	18,100	0	18,100			9,948C
2025	18,100	0	18,100			9,687C
2024	15,100	0	15,100			9,396C
2023	15,100	0	15,100			8,949C

Parcel Number: 030-0-015-100-045-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KRUGER FREDRICK & PAULETT	WILLIAMS PATTY	29,900	05/24/2013	LC	03-ARM'S LENGTH	201302066	OTHER	100

Property Address

MAIN STREET VACANT

Owner's Name/Address

HAUK PATTY
711 MAIN STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 THAT PART OF S 1/2 OF NW 1/4 OF NE 1/4 E OF RIFLE RIVER & BET SD RIVER & W LINE OF OMER & MAPLE RIDGE RD

Comments/Influences

NO HOOK-UPS/WATER

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 43,800

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			730 Units		60.00000	100	100	43,80
0.00 Total Acres							Total Est. Land Value =	43,800

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	21,900	0	21,900			7,161C
2025	21,900	0	21,900			6,973C
2024	18,300	0	18,300			6,764C
2023	18,300	0	18,300			6,442C

Parcel Number: 030-0-015-200-010-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BERNIER CLARENCE & LYNN	HOLLOWAY DAVID &STACY	39,900	04/05/2000	WD	03-ARM'S LENGTH	321/25	DEED	100
GATZA SHIRLEY	BERNIER CLARENCE & LYNN	0	12/09/1999	WD	03-ARM'S LENGTH	318/409	OTHER	

Property Address

Owner's Name/Address

HOLLOWAY DAVID & STACY
28927 FLORENCE ST
GARDEN CITY, MI 48135-2742

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E, SEC 15, PAR OF NE1/4 OF NW1/4 02 OF SEC 15 COMM AT N 1/4 COR OF SEC 15 TH 03 S 1DEG, 45 MIN, 25 SEC, E ALNG NS1/4 LIN 04 100 FT TH S 88 DEG, 22 MIN, 15 SEC, W 50 05 FT, TH S 1 DEG, 45 MIN,25 SEC, 75 FT TO 06 POB. TH S 63 DEG, 41 MIN, 49 SEC, 362.74 07 FT TO PT ON ESTLY BANK OF RIFLE RIVER, 08 TH S 36 DEG, 32 MIN, 15 SEC E 200 FT TH 09 N40 DEG, 13 MIN, 7 SEC, E 322.78 FT, TH 10 N 1 DEG, 45MIN, 25 SEC W75 FT TOPOB. 11 SAID PARCEL TO EXTEND TO THE WATER EDGE 12 OF RIFLE RIVER & IS TOGETHER WITH THE 13 RIGHT OF INGRESS & EGRESS OVER AN EASEME 14 NT. ALSO KNOWN AS PARCEL C MILLER SUR 15 VEY 16 SPLIT FROM 030-0-015 -200-010-00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 15,282

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	158.00	343.00	1.0000	1.6120	60	100		15,282
158 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			15,282

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	7,600	0	7,600			2,493C
2025	7,600	0	7,600			2,428C
2024	6,400	0	6,400			2,355C
2023	6,400	0	6,400			2,243C

Parcel Number: 030-0-015-200-010-15 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GELLERT GLENN	HOLLOWAY DAVID	29,000	02/24/2005	WD	03-ARM'S LENGTH	455/145	OTHER	100
GELLERT, GLENN M	GELLERT GLENN M	12,500	01/20/1998	WD	03-ARM'S LENGTH	284/438	OTHER	

Property Address

Owner's Name/Address

HOLLOWAY DAVID
28927 FLORENCE ST
GARDEN CITY, MI 48135-2742

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15, COM AT N 1/4 COR OF SEC 15, TH S 1 DEG, 45 MIN, 25 SEC, E ALNG NS 1/4 LINE OF SEC 15, 250 FT TO POB TH S 88 DEG, 22 MIN, 15 SEC W 50 FT, TH S 40 DEG, 13 MIN, 17 SEC W 322.78 FT TO PT ON ESTLY BANK OF RIFLE RIVER, TH S 70 DEG, 10 MIN, 44 SEC, E 285.92 FT TH N 1 DEG, 45 MIN, 25 SEC W ALNG NS 1/4 LINE OF SEC 15 345 FT TO POB. SAID PARCEL TO EXTEND TO THE WATER EDGE OF RIFLE RIVER & IS TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER AN EASEMENT ALSO KNOWN AS PARCEL D MILLER SURVEY SPLIT FROM 030-0-015-200-010-00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 19,756

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED
KD	07/10/1998	DATA ENTER

Building Permit(s)	Date	Number	Status

Land Value Estimates for Land Table RIVER.RIVER FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	207.00	334.00	1.0000	1.5907	60	100		19,756
207 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			19,756

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	9,900	0	9,900			3,280C
2025	9,900	0	9,900			3,194C
2024	8,200	0	8,200			3,098C
2023	8,200	0	8,200			2,951C

Parcel Number: 030-0-015-200-015-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

ROBINSON FLOYD E JR & MARY K
423 S VERNON AVE
FLINT, MI 48503-2102

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 W 1/2 OF NE 1/4 OF NW 1/4
ACRES = 20.00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / / Qual. Ag.

MAP #:

2026 Est TCV 48,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			1.00 Acres		2,400	100		2,40
RATE TABLE 5 HOMESTEAD 1-5			19.00 Acres		2,400	100		45,60
20.00 Total Acres							Total Est. Land Value =	48,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	24,000	0	24,000			11,960C
2025	24,000	0	24,000			11,646C
2024	26,000	0	26,000			11,296C
2023	0	0	0	26,000M		10,759C

Parcel Number: 030-0-015-200-060-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PAYEA	RICE	5,000	06/27/1996	WD	03-ARM'S LENGTH		OTHER	

Property Address

N MICHIGAN AVENUE

Owner's Name/Address

RICE GERALD & ETHEL
528 N MICHIGAN
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG 4 CHS W & 8.59 CHS N 02 OF CENT POST OF NW 1/4 TH N 1DEG E 2.90 03 CHS TH S 77DEG W 5.82 CHS TH S 32DEG E 04 2.60 CHS TH E 3.57 CHS TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / /

MAP #:

2026 Est TCV 12,505

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/18/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	136.00	310.00	1.0000	1.5325	60	100		12,505
136 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	12,505

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,300	0	6,300			2,078C
2025	6,300	0	6,300			2,024C
2024	5,200	0	5,200			1,964C
2023	5,200	0	5,200			1,871C

Parcel Number: 030-0-015-200-070-10 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DUFRESNE, CAROL & JOHNSON	DUFRESNE LARRY & CAROL	1	07/30/2019	OTH	21-NOT USED/OTHER	201902563	DEED	
LIBERA JOHN & ANNA	DUFRESNE, CAROL & JOHNSON	0	02/07/2012	QC	33-TO BE DETERMINED	201200399	OTHER	

Property Address

VACANT

Owner's Name/Address

DUFRESNE LARRY & CAROL
804 SCHEURMANN ST
ESSEXVILLE, MI 48732-1227

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PARCEL OF LAND IN THE NW 1/4 OF SEC; BEG AT A PT ON THE N 1/8 LINE WHICH IS N 89 DEG 44' 13" E, 76.94 FT FROM THE CENT POST OF NW 1/4 OF SECT; TH CONT N 89 DEG 44' 13" E, ON SD N 1/8 LINE, 187.06 FT; TH S 00 DEG 53' 21", PARALLEL WITH THE W 1/8 LINE OF SD SEC, 412.50 FT; TH S 89 DEG 44' 13" W, PARALLEL WITH SD N 1/8 LINE, 149.58 FT TO THE NE ROW OF MI AVE; TH N 33 DEG 07' 03" W, ON SD NE ROW LINE, 126.09 FT; TH N 63 DEG 37' 16" E, 138.33 FT; TH N 00DET 15' 47" W, PERP TO SD N 1/8 LINE, 141.63 FT; TH S 89 DEG 44' 13" W, PARAL W SD N 1/8 LINE, 97.80 FT; TH N 00DEG 15' 47" W, PERP TO SD N 1/8 LINE, 104.03 FT TO POB. 1.41 ACRES SUBJ TO EASEMENTS OF RECORD. SPLIT FROM 030-0-015-200-070-00 CREATED T

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 17,702

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	09/26/2020	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	187.06	328.37	1.0000	1.5772	60	100		17,702
187 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			17,702

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	8,900	0	8,900			2,860C
2025	8,900	0	8,900			2,785C
2024	7,400	0	7,400			2,702C
2023	7,400	0	7,400			2,574C

Parcel Number: 030-0-015-200-100-03 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
HOSNER, JEFFREY & CHANTEL	BURNS MELVIN & BARBARA	1	12/29/1999	WD	03-ARM'S LENGTH	317/505	OTHER	100

Property Address

WASHINGTON STREET

Owner's Name/Address

BURNS MELVIN
916 WASHINGTON ST
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 COM AT W 1/4 COR OF SEC TH N 89 DEG 46 MIN 33 SEC E 710.20 FT TO POB TH N 55 MIN 25 SEC W 791.27 FT TH N 89 DEG 46 MIN 33 SEC E 610.34 FT TH S 53 MIN 46 SEC E 791.27 FT TH S 89 DEG 45 MIN 33 SEC W 609.96 FT TO POB SUBJECT TO EASEMENTS OF RECORD ACRES = 11.08 SPLIT FROM 030-0-015-200-100-00(98)

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 01/25/2001

MAP #:

2026 Est TCV 28,344

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

Topography of Site

	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			11.81 Acres		2,400	100		28,34
11.81 Total Acres							Total Est. Land Value =	28,344

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	14,200	0	14,200			3,939C
2025	14,200	0	14,200			3,836C
2024	19,500	0	19,500			3,721C
2023	19,500	0	19,500			3,544C

Parcel Number: 030-0-015-300-045-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

S MICHIGAN AVENUE

Owner's Name/Address

DZUIBAN ELIZABETH
221 S MICHIGAN AVE
OMER, MI 48749-9712

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG 535 FT S OF CENT OF 02 SEC TH S 125 FT TH W 228 FT TO MICH AVE. 03 TH NWLY ALONG MICH. AVE. 80 FT TH E 265 04 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% / /

MAP #:

2026 Est TCV 6,559

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	80.00	246.50	1.0000	1.3665	60	100		6,559
80 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	6,559

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,300	0	3,300			1,036C
2025	3,300	0	3,300			1,009C
2024	2,700	0	2,700			979C
2023	2,700	0	2,700			933C

Parcel Number: 030-0-015-300-130-07 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

WALL ST

Owner's Name/Address

MEIHLS JR DANIEL
6331 MOORES JUNCTION ROAD
STERLING, MI 48659

Tax Description *BALANCE OF LEGAL ON FILE

T 19N R 5E SEC 15 CITY OF OMER PART OF THE NW 1/4 OF THE SW 1/4 OF SEC 15 COM AT SW SEC COR TH N00 DEG 56'09"W 1204.30 FT TH N49 DEG 58'43" E 1005.44 FT TH S40 DEG 03'17"E 199.83 FT TO POB TH N49 DEG 59'30"E 300.12 FT TH N49 DEG 57'43"E 233.62 FT TH S00 DEG 58'05"E 716.71 FT TH S 89 DEG 49'25"W 106.66 FT TH N40 DEG 03"17"W 488.23 FT BK TO POB.
3.87 ACRES M/L

SPLIT/COMBINED ON 09/12/2024 FROM 030-0-015-300-130-05;

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 9,288

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			3.87 Acres		2,400	100		9,28
3.87 Total Acres							Total Est. Land Value =	9,288

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,600	0	4,600			2,573C
2025	4,600	0	4,600			2,506C
2024	0	7,376	7,376			2,431C
2023	0	0	0			0

Parcel Number: 030-0-015-300-160-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKER DAVID	FLYNN MICHAEL	75,000	12/23/2024	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100
PARKER, DAVID & GRASSEL S	PARKER DAVID & GRASSEL SA	25,000	09/26/1997	WD	03-ARM'S LENGTH	278/334	OTHER	

Property Address
S MICHIGAN AVENUE

Owner's Name/Address
FLYNN MICHAEL
2431 KITCHEN RD
TURNER, MI 48765

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG 16 RDS S & 40 RDS W OF NE COR OF SE 1/4 OF SW 1/4 TH W 40 RDS TH S 64 RDS TH E 80 RDS N 44 RDS W 40 RDS TH N 20 RDS TO POB ACRES 27.00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 62,160

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements
Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site
Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED
KD	07/10/1998	DATA ENTER

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			25.90 Acres		2,400	100	100	62,16
RATE TABLE 5 ROAD			1.10 Acres		0	100	100	0
27.00 Total Acres							Total Est. Land Value =	62,160

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	31,100	0	31,100			31,100S
2025	31,100	0	31,100			31,100U
2024	42,700	0	42,700			8,064C
2023	42,700	0	42,700			7,680C

Parcel Number: 030-0-015-300-175-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GARROW MICHAEL	YOUNG, KENNETH	121,000	10/18/2021	PTA	03-ARM'S LENGTH		PROPERTY TRANSFER	100
YOCOM TONY & AMY JO	GARROW MICHAEL	0	05/17/2019	PTA	33-TO BE DETERMINED	PTA	DEED	100.00
WALTERS CLARENCE & DUANE	YOCOM TONY AND AMY	1,200	05/01/2007	WD	03-ARM'S LENGTH	511/218	DEED	100.00

Property Address

WALL STREET

Owner's Name/Address

YOUNG, KENNETH
324 S MICHIGAN AVE
OMER, MI 48749-9785

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 A PART OF S 1/2 OF NE 1/4 OF SW 1/4 WITH POB BEING NW COR OF LOT 11, TH S 1DEG 30 MIN E 90 FT, TH N 87DEG 31MIN W 974.9, TH N 1DEG 30MIN E 90 FT, TH S 87DEG 31MIN E 974.9 FT TO POB LOT M

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 11/04/2021

MAP #:

2026 Est TCV 9,276

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	90.00	974.90	1.0000	L1.7177	60	100	BACK LAND	9,276
0.00 Total Acres							Total Est. Land Value =	9,276

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,600	0	4,600			3,150C
2025	4,600	0	4,600			3,068C
2024	3,900	0	3,900			2,976C
2023	3,900	0	3,900			2,835C

Parcel Number: 030-0-015-300-175-16 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ZYLKA BINCE	BUSSINGER KERRI LYN	0	11/09/2021	QC	21-NOT USED/OTHER	202104572	DEED	
TERHAAR ROBERT LIVING TRU	ZYLKA BINCE	26,000	12/16/2005	LC	03-ARM'S LENGTH	477/192	OTHER	100.00
RAYNER LLOYD & DIANE	AMERICAN ELITE HOMES & RE	24,000	09/25/2002	WD	03-ARM'S LENGTH	381/24	OTHER	100.00
AMERICAN ELITE HOMES & RE	TERHAAR ROBERT LIVING TRU	28,000	09/25/2002	WD	03-ARM'S LENGTH	381/26	OTHER	100.00

Property Address

WALL STREET VACANT

Owner's Name/Address

BUSSINGER KERRI LYN
434 W CEDAR ST
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PART OF S 1/2 OF NE 1/4 OF SW 1/4 WITH POB N 87DEG 31MIN W 458 FT FROM NW COR OF LOT 9 WALTER'S RIFLE RIVER SUB, TH S 1DEG 30MIN W 193.03 FT, TH N 87DEG 31MIN W 64.5 FT, TH N 1DEG 06 30MIN E 193.03FT TH S 87DEG 31MIN E 64.5 07 FT TO POB LOT E

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 4,704

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	64.50	195.03	1.0000	1.2155	60	100		4,704
65 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,704

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,400	0	2,400			775C
2025	2,400	0	2,400			755C
2024	2,000	0	2,000			733C
2023	2,000	0	2,000			699C

Parcel Number: 030-0-015-400-030-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
VANALSTINE TRACY & NANCY	HOLLAND FLOYD	300	02/23/2005	WD	03-ARM'S LENGTH	455/444	OTHER	100

Property Address

BELKNAP STREET

Owner's Name/Address

HOLLAND FLOYD ESTATE
HOLLAND LT SEANAN
689 ONANDAGO ST
YPSILANTI, MI 48198

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 BEG 18 RDS W & 20 RDS S 02 OF NE COR OF E 1/2 OF SE 1/4 TH S 2 RDS 03 TH W 8 RDS TH N 2 RDS TH E 8 RDS TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 1,980

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	33.00	132.00	1.0000	1.0000	60	100		1,980
33 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			1,980

Who	When	What
T&R	06/15/2022	INSPECTED
PM	10/17/2020	INSPECTED
RFP	10/15/2016	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,000	0	1,000			255C
2025	1,000	0	1,000			249C
2024	800	0	800			242C
2023	800	0	800			231C

Parcel Number: 030-0-015-400-035-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
SCHLAGEL LORNA TRUST	OWEN SHAWN TRUSTEE	0	09/11/2023	OTH	08-ESTATE	202400342& & 2	OTHER	
PULA, WALTER & HELEN	SCHAGEL LORNA & DALY LIND	800	06/15/1999	QC	03-ARM'S LENGTH	315/454	DEED	100.00

Property Address

Owner's Name/Address

OWEN SHAWN
4079 SHOAL CREEK DR.
STERLING HEIGHTS, MI 48310

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PC OF LAND BEG AT THE NE COR OF LT 1 BLK 6 MCDONALDS ADD TH E 132 FT S 66 FT W 132 FT N 66 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 3,960

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			3,960

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	0	2,000			645C
2025	2,000	0	2,000			629C
2024	1,700	0	1,700			611C
2023	1,700	0	1,700			582C

Parcel Number: 030-0-015-400-060-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
DZIUBAN ARNOLD	DZIUBAN ZACH	7,500	06/19/2024	WD	09-FAMILY/RELATED ENTITY	202402225	PROPERTY TRANSFER	100

Property Address

Owner's Name/Address

DZIUBAN ZACH
32777 ZINFANDEL AVE
PAW PAW, MI 49079-1849

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PC OF LAND BEG AT SE COR BLK 3 MAP OF VILL OF OMAR, TH S 114 FT, S 45DEG E TO WLY R/W LINE OF D&M RR. NELY ALNG RR R/W TO S LINE BLK 13, W TO POB EXC BEG AT SW COR BLK 13, TH S 30 FT, SELY 140 FT, NELY 153 FT, W 156 FT TO POB ALSO EXC THAT PART LYING IN TOWNSHIP OF ARENAC DESC AS BEG AT SW COR BLK 4 VILL OF OMAR, TH S 2.64 CHS, S 45DEG E TO A PT 132 FT E OF E SIDE OF MAIN ST EXTENDED SLY, N TO SW COR LOT 10 BLK 4, W 132 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 18,091

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

	Public Improvements
	Dirt Road
	Gravel Road
	Paved Road
	Storm Sewer
	Sidewalk
	Water
	Sewer
	Electric
	Gas
	Curb
	Street Lights
	Standard Utilities
	Underground Utils.

	Topography of Site
	Level
	Rolling
	Low
	High
	Landscaped
	Swamp
	Wooded
	Pond
	Waterfront
	Ravine
	Wetland
	Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	200.00	300.00	1.0000	1.5076	60	100		18,091
200 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			18,091

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	9,000	0	9,000			9,000S
2025	9,000	0	9,000	9,000M		9,000U
2024	7,500	0	7,500			2,826C
2023	7,500	0	7,500			2,692C

Parcel Number: 030-0-015-400-065-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

S CLYDE STREET

Owner's Name/Address

CRANER EMMA BLANCHE
COWAN DAVID & MARLENE
125 CHIPPEWA
PONTIAC, MI 48341

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 PC LD IN NW 1/4 OF SE 1/4 BEG AT SW COR OF BLK 13 MAP OF OMAR PLAT TH S 30 FT TH SELY 140 FT TH NELY 153 FT TH W 156 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 9,980

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

T&R 06/15/2022 INSPECTED

RFP 10/15/2016 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	153.00	156.00	1.0000	1.0871	60	100		9,980

153 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 9,980

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	5,000	0	5,000			1,343C
2025	5,000	0	5,000			1,308C
2024	4,200	0	4,200			1,269C
2023	4,200	0	4,200			1,209C

Parcel Number: 030-0-015-400-080-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAY DEVELOPMENT CO	RR RANCH	18,000	07/07/2021	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100

Property Address

HIGH STREET

Owner's Name/Address

RR RANCH
PO BOX 27222
LANSING, MI 48909

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 N 1/2 OF N 1/2 OF SW 1/4 02 OF SE 1/4 LYING WLY OF D&M RR & E OF 03 RIFLE RIV EXC THAT PART LYING IN THE 04 TOWNSHIP OF ARENAC DESC AS BEG 42 RDS E 05 OF S 1/4 POST, TH N TO S 1/8 LINE, E 132 06 FT, S TO S SEC LINE, W 132 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 48,000

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

T&R 08/20/2024 INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			1.00 Acres		2,400	100		2,40
RATE TABLE 5 9 AND UP			19.00 Acres		2,400	100		45,60
20.00 Total Acres							Total Est. Land Value =	48,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	24,000	0	24,000			21,128C
2025	24,000	0	24,000			20,573C
2024	33,000	0	33,000			19,955C
2023	33,000	0	33,000			19,005C

Parcel Number: 030-0-015-400-100-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
PARKER DAVID	BADOUR DAVID & ANGELA	20,000	02/08/2024	WD	03-ARM'S LENGTH	202400332	PROPERTY TRANSFER	100

Property Address
S MICHIGAN AVENUE

Owner's Name/Address
BADOUR DAVID & ANGELA
505 S MICHIGAN AVE
OMER, MI 48749-9784

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 S 1/2 OF SW 1/4 OF SE 1/4 W OF D&M RR

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 02/22/2024
MAP #:
2026 Est TCV 19,992

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements
[ ] Dirt Road
[ ] Gravel Road
[ ] Paved Road
[ ] Storm Sewer
[ ] Sidewalk
[ ] Water
[ ] Sewer
[ ] Electric
[ ] Gas
[ ] Curb
[ ] Street Lights
[ ] Standard Utilities
[ ] Underground Utils.

Topography of Site
[ ] Level
[ ] Rolling
[ ] Low
[ ] High
[ ] Landscaped
[ ] Swamp
[ ] Wooded
[ ] Pond
[ ] Waterfront
[ ] Ravine
[ ] Wetland
[ ] Flood Plain

Who	When	What
T&R	08/20/2024	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 5 - 8			8.33 Acres		2,400	100	100	19,99
8.33 Total Acres							Total Est. Land Value =	19,992

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,000	0	10,000			10,000S
2025	10,000	0	10,000			10,000U
2024	13,700	0	13,700			2,602C
2023	13,700	0	13,700			2,479C

Parcel Number: 030-0-015-400-110-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BAY DEVELOPMENT CO	RR RANCH	18,000	06/16/2021	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	100

Property Address

Owner's Name/Address

RR RANCH
PO BOX 27222
LANSING, MI 48909

Tax Description *BALANCE OF LEGAL ON FILE

01 T19N R5E SEC 15 THAT PRT OF S 1/2 OF SE 02 1/4 BEG WHERE ELY R/W LINE OF CONSUMERS 03 4 RD STRIP INT S SEC LINE TH NLY PAR TO 04 RR TO W BANK OF RIFLE RIV TH SLY ALNG 05 RIV TO S LINE OF SE 1/4 TH W TO 06 FT, S TO S SEC LINE, W 132 FT TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 7,920

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 6 FRONT FOOT			132	Units	60.00000	100		7,92
0.00 Total Acres							Total Est. Land Value =	7,920

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	0	4,000			2,683C
2025	4,000	0	4,000			2,613C
2024	3,300	0	3,300			2,535C
2023	3,300	0	3,300			2,415C

Parcel Number: 030-0-C10-001-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BLANK FRANCES ESTATE	HEDGECOUGH SANDRA	0	11/17/2023	QC	21-NOT USED/OTHER		DEED	

Property Address

CARRINGTON STREET

Owner's Name/Address

HEDGECOUGH SANDRA
1719 LYKA STREET
COMMERCE TOWNSHIP, MI 48382

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 2, 3, 8, & 9 BLK 1 OCONNORS PLAT

Comments/Influences

OAKLAND CO PROBATE COURT ASSIGNED $6,425 LIEN ON PROPERTY TO DAUGHTER, SANDRA HEDGECOUGH, 1719 LYKA, COMMERCE TWP, MI 48382

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 9,749

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	200.00	1.0000	1.2309	60	100		9,749
132 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			9,749

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,900	0	4,900			1,557C
2025	4,900	0	4,900			1,517C
2024	4,100	0	4,100			1,472C
2023	4,100	0	4,100			1,402C

Parcel Number: 030-0-C10-002-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

GORIE STREET

Owner's Name/Address

DIPERT MICHELE
HOWELL NORMAN & RUTH
41 PINECREST DRIVE
HARTWELL, GA 30643

Tax Description *BALANCE OF LEGAL ON FILE

01 LOT 1,2 & 3 BLK 2 OCONNERS PLAT OF OMER

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 5,170

Building Permit(s)	Date	Number	Status

Improved X Vacant

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	198.00	100.00	1.0000	0.8704	60	50	LAND LOCKED	5,170
198 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	5,170

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
RP	08/25/2010	INSPECTED

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,600	0	2,600			1,689C
2025	2,600	0	2,600			1,645C
2024	2,200	0	2,200			1,596C
2023	2,200	0	2,200			1,520C

Parcel Number: 030-0-C10-002-007-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KING REALTY ENTERPRISES L	EDMONDS QUALITY PROPERTIE	91,600	05/24/2024	LC	03-ARM'S LENGTH	202401799	DEED	100
LEE LAWRENCE ESTATE	KING REALTY ENTERPRISES L	75,000	05/04/2023	WD	03-ARM'S LENGTH	202301591	DEED	100.00

Property Address
200 KENT STREET

Owner's Name/Address
EDMONDS QUALITY PROPERTIES LLC
330 CENTER STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE
LOT 7 BLK 2 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*
School: STANDISH STERLING COMM S/D
P.R.E. 100% 01/14/2026
MAP #:
2026 Est TCV 3,447

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements
[ ] Dirt Road
[ ] Gravel Road
[ ] Paved Road
[ ] Storm Sewer
[ ] Sidewalk
[ ] Water
[ ] Sewer
[ ] Electric
[ ] Gas
[ ] Curb
[ ] Street Lights
[ ] Standard Utilities
[ ] Underground Utils.

Topography of Site
[ ] Level
[ ] Rolling
[ ] Low
[ ] High
[ ] Landscaped
[ ] Swamp
[ ] Wooded
[ ] Pond
[ ] Waterfront
[ ] Ravine
[ ] Wetland
[ ] Flood Plain

Who When What
T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	100.00	1.0000	0.8704	60	100		3,447
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			3,447

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,700	0	1,700			1,700S
2025	1,700	0	1,700			1,700U
2024	1,400	0	1,400			1,400U
2023	1,400	0	1,400			465C

Parcel Number: 030-0-C10-005-013-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
RUSSELL ROBERT & LESLIE	ROBLIE LLC	0	10/18/2023	WD	21-NOT USED/OTHER	202303523	PROPERTY TRANSFER	

Property Address

Owner's Name/Address

ROBLIE LLC
207 N GROVE STREET
OMER, MI 48749

Tax Description *BALANCE OF LEGAL ON FILE

LT 13 BLK 5 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 4,108

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who When What

T&R 06/15/2022 INSPECTED

RFP 10/15/2016 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	75.00	110.00	1.0000	0.9129	60	100		4,108
75 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	4,108

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,100	0	2,100			645C
2025	2,100	0	2,100			629C
2024	1,700	0	1,700			611C
2023	1,700	0	1,700			582C

Parcel Number: 030-0-C10-007-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
QUALLS CONNIE	KANDAL MICHAEL & ROXANNE	10,000	06/23/2025	WD	03-ARM'S LENGTH	202502089	DEED	100
SEACH MICHAEL ET AL	QUALLS CONNIE	13,000	12/21/2012	WD	03-ARM'S LENGTH	201300541	OTHER	100.00
BOYER, JOHN & BONNIE	SEACH, MICHAEL & PATRICIA	13,000	06/28/2006	LC	03-ARM'S LENGTH	490/587	DEED	33.00
DELOSH ROSE	BOYER JOHN & BONNIE	1	09/04/2001	QC	03-ARM'S LENGTH	433/102	OTHER	

Property Address

VACANT JACKSON STREET

Owner's Name/Address

KANDAL MICHAEL & ROXANNE
510 GORIE ST
OMER, MI 48749-9754

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 1-2-5-6-7-8 BLK 7 OCON OMER PLAT

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 20,680

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	396.00	100.00	1.0000	0.8704	60	100		20,680

396 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 20,680

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	10,300	0	10,300			10,300U
2025	10,300	0	10,300			3,293C
2024	8,600	0	8,600			3,194C
2023	8,600	0	8,600			3,042C

Parcel Number: 030-0-C10-008-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
LYSOGORSKI JOSEPH & TINA	NALEWYKO JOSPEH & HEIDI	14,810	04/15/2011	LC	03-ARM'S LENGTH	201101102/2018	OTHER	100
HUD	LYSOGORSKI JOSEPH & TINA	14,500	02/18/2011	QC	33-TO BE DETERMINED	201100517	OTHER	100.00
HUD	WILSON ANTHONY & ROSEMARY	9,000	10/14/2010	PTA	03-ARM'S LENGTH	PTA ONLY	OTHER	100.00
CHASE HOME FINANCE LLC	HUD	1	04/30/2010	QC	03-ARM'S LENGTH	570/473	OTHER	

Property Address

JACKSON STREET

Owner's Name/Address

NALEWYKO JOSEPH & HEIDI
317 JACKSON ST
OMER, MI 48749-9753

Tax Description *BALANCE OF LEGAL ON FILE

LOT 2 BLK 8 O'CONNER'S ADDITION TO CITY OF OMER
SPLIT TO 030-0-010-008-005-00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 04/15/2011

MAP #:

2026 Est TCV 3,447

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	100.00	1.0000	0.8704	60	100		3,447
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,447

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,700	0	1,700			516C
2025	1,700	0	1,700			503C
2024	1,400	0	1,400			488C
2023	1,400	0	1,400			465C

Parcel Number: 030-0-C10-010-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ARENAC CO FGU	HABERMEH TREVOR & MA JESS	900	09/28/2020	QC	21-NOT USED/OTHER	202003663	DEED	100
BERRY FLOSSIE	ARENAC COUNTY FGU	0	08/20/2020	PTA	21-NOT USED/OTHER		PROPERTY TRANSFER	

Property Address

N MICHIGAN AVENUE

Owner's Name/Address

HABERMEHL TREVOR & MA JESSICA
414 S LEHMAN RD48766
TWINING, MI 48766

Tax Description *BALANCE OF LEGAL ON FILE

BLK 10 & THE E 1/2 OF VACATED JEFFERSON ST ADJ BLK 10 OCON OMER PLAT.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 9,201

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements

Dirt Road
Gravel Road
Paved Road
Storm Sewer
Sidewalk
Water
Sewer
Electric
Gas
Curb
Street Lights
Standard Utilities
Underground Utils.

Topography of Site

Level
Rolling
Low
High
Landscaped
Swamp
Wooded
Pond
Waterfront
Ravine
Wetland
Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
PM	07/25/2020	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	193.00	83.33	1.0000	0.7945	60	100		9,201
193 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			9,201

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,600	0	4,600			3,150C
2025	4,600	0	4,600			3,068C
2024	3,800	0	3,800			2,976C
2023	3,800	0	3,800			2,835C

Parcel Number: 030-0-C10-015-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
WILLIAMS DOLLIE	MARTIN VIOLA & MICHAEL	1	05/22/2009	QC	03-ARM'S LENGTH	548/614	OTHER	

Property Address

N MICHIGAN AVENUE

Owner's Name/Address

MARTIN VIOLA & MICHAEL
301 N MICHIGAN AVE
OMER, MI 48749-9787

Tax Description *BALANCE OF LEGAL ON FILE

01 LTS 1-2-3 BLK 15 OCON OMER PLAT ALSO BEG 02 AT NW COR BLK 15 OCON OMER PLAT TH E TO 03 W SIDE OF MICH. AVE TH NWLY ALNG W SIDE 04 OF MICH AVE TO A PNT DUE N OF POB TH S 05 TO POB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 10/15/2009

MAP #:

2026 Est TCV 12,472

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	250.00	91.25	1.0000	0.8314	60	100		12,472
250 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			12,472

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,200	0	6,200			2,078C
2025	6,200	0	6,200			2,024C
2024	5,200	0	5,200			1,964C
2023	5,200	0	5,200			1,871C

Parcel Number: 030-0-C10-015-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CAMPAU SR VICTOR & SPRYWA	MARTIN MICHAEL & VIOLA	1	06/03/2003	WD	03-ARM'S LENGTH	401/849	DEED	100
PIESZAK HELEN	CAMPAU VICTOR	1,800	12/09/1999	WD	03-ARM'S LENGTH	316/613	DEED	100.00

Property Address

N MICHIGAN AVENUE

Owner's Name/Address

MARTIN MICHAEL & VIOLA
301 N MICHIGAN AVE
OMER, MI 48749-9787

Tax Description *BALANCE OF LEGAL ON FILE

LT 4 BLK 15 OCONNORS OMER PLAT

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 12/31/2010

MAP #:

2026 Est TCV 3,447

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
PM	07/25/2020	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	100.00	1.0000	0.8704	60	100		3,447
66 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	3,447

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	1,700	0	1,700			516C
2025	1,700	0	1,700			503C
2024	1,400	0	1,400			488C
2023	1,400	0	1,400			465C

Parcel Number: 030-0-M10-003-002-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
KLINGENSMITH THOMAS & DEB	GUOAN JOSEPH	3,500	03/10/2023	WD	03-ARM'S LENGTH	202300757	DEED	100
KEATING CATHERINE	KLINGENSMITH THOMAS & DEB	420	06/21/2000	OTH	33-TO BE DETERMINED	208901	DEED	100.00

Property Address

Owner's Name/Address

GUOAN JOSEPH
2700 W HURON RD
STANDISH, MI 48658

Tax Description *BALANCE OF LEGAL ON FILE

LTS 2-3-4-5 BLK 4 EXC STRIP 4 RDS WIDE ALONG & ADJ E SIDE OF D&M RR R/W MCDON ADD

ADDED PRE CONTIGUOUS TO HOMESTEAD 030-0-M10-003-002-00

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 10/25/2023

MAP #:

2026 Est TCV 13,625

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
EB	10/01/2025	INSPECTED
T&R	07/25/2020	INSPECTED
RFP	07/15/2014	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	147.00	315.00	1.0000	1.5448	60	100		13,625

147 Actual Front Feet, 0.00 Total Acres Total Est. Land Value = 13,625

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	6,800	0	6,800			1,905C
2025	6,800	0	6,800			1,855C
2024	5,700	0	5,700	1,800M		1,800U
2023	5,700	0	5,700	5,700A		1,950C

Parcel Number: 030-0-M10-005-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
GUOAN JOSEPH	STEWARD JAMES II	12,500	08/21/2024	WD	03-ARM'S LENGTH	202403074	PROPERTY TRANSFER	100
CRAWFORD SHAUN	GUOAN JOSEPH	21,000	08/02/2021	QC	21-NOT USED/OTHER	202103256	DEED	100.00
WILLIS RICKEY & JOYOUCE	PATRICK SHAUN	22,500	01/05/2018	QC	33-TO BE DETERMINED	201800058	OTHER	100.00
FGU	WILLIS RICKEY & JOYOUCE	1,900	10/19/2016	QC	33-TO BE DETERMINED	201603417	OTHER	100.00

Property Address

HIGH STREET VACANT

Owner's Name/Address

STEWARD JAMES II
420 BROAD ST
OMER, MI 48749-9605

Tax Description *BALANCE OF LEGAL ON FILE

LOTS 4 & 5 BLK 5 MCDON ADD.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 09/06/2024

MAP #:

2026 Est TCV 7,920

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	132.00	132.00	1.0000	1.0000	60	100		7,920
132 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			7,920

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,000	0	4,000			4,000S
2025	4,000	0	4,000			4,000U
2024	3,300	0	3,300	3,300A		2,535C
2023	3,300	0	3,300			2,415C

Parcel Number: 030-0-M10-006-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
MACHESKE, ROBERT L	RENO WILLIAM & KAMARH	900	09/17/2007	WD	03-ARM'S LENGTH	287/882	OTHER	

Property Address

Owner's Name/Address

RENO WILLIAM & KAMARH
4925 KOCOT
STERLING, MI 48659

Tax Description *BALANCE OF LEGAL ON FILE

LOT 1 BLK 6 MCDON ADD.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 3,960

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	66.00	132.00	1.0000	1.0000	60	100		3,960
66 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			3,960

Public Improvements

- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site

- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
KD	07/10/1998	DATA ENTER

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	2,000	0	2,000			645C
2025	2,000	0	2,000			629C
2024	1,700	0	1,700			611C
2023	1,700	0	1,700			582C

Parcel Number: 030-0-W10-000-001-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
CODY CINDY	MCINTOSH HOLLY	5,000	08/10/2020	PTA	03-ARM'S LENGTH		DEED	100
CZAPSKI MARK	CODY CINDY	1,400	11/08/2000	QC	33-TO BE DETERMINED	331/891	DEED	100.00
DNR	CZAPSKI MARK	1,975	06/21/2000	OTH	33-TO BE DETERMINED	208895	DEED	100.00

Property Address

Owner's Name/Address

MCINTOSH HOLLY
618 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE

LOT 1 WALTER'S RIFLE RIVER SUB

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 6,000

Building Permit(s)	Date	Number	Status

Improved | X | Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who When What

T&R 06/15/2022 INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres							Total Est. Land Value =	6,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	0	3,000			2,100C
2025	3,000	0	3,000			2,045C
2024	2,500	0	2,500			1,984C
2023	2,500	0	2,500			1,890C

Parcel Number: 030-0-W10-000-003-01 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
BURKHARDT RONALD & MARAGR	MCINTOSH HOLLY MOORE	1	05/25/2016	QC	03-ARM'S LENGTH	201601832	OTHER	100
HOFFMAN GERALD	BURKHARDT RONALD & MARAGR	6,500	01/19/2001	WD	03-ARM'S LENGTH	334/759	DEED	100.00

Property Address

WALL STREET VACANT

Owner's Name/Address

MCINTOSH HOLLY
618 WALL ST
OMER, MI 48749-9750

Tax Description *BALANCE OF LEGAL ON FILE

W 1/2 OF LOT 3 WALTERS RIFLE RIVER SUB.

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 100% 08/27/2016

MAP #:

2026 Est TCV 6,000

Building Permit(s)	Date	Number	Status

	Improved	X	Vacant

Public Improvements

- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site

- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	08/20/2023	INSPECTED
PM	07/25/2020	INSPECTED
RP	08/25/2010	INSPECTED

Land Value Estimates for Land Table RESFF.RESIDENTIAL FRONT FOOT

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
PAVED	100.00	132.00	1.0000	1.0000	60	100		6,000
100 Actual Front Feet, 0.00 Total Acres					Total Est. Land Value =			6,000

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	3,000	0	3,000			1,036C
2025	3,000	0	3,000			1,009C
2024	2,500	0	2,500			979C
2023	2,500	0	2,500			933C

Parcel Number: 030-0-015-200-005-04 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON DONNA	OLAR DANA	0	06/30/2025	QC	09-FAMILY/RELATED ENTITY		DEED	
ROBINSON DAVID & DONNA	ROBINSON DONNA	0	11/09/2006	QC	09-FAMILY/RELATED ENTITY		DEED	

Property Address
426 CARRINGTON ST

Owner's Name/Address
OLAR DANA
3885 KAISER RD
PINCONNING, MI 48650-7031

Tax Description *BALANCE OF LEGAL ON FILE
T19N R5E SEC 15 BEG AT A PT S89 DEG 41'21"W 495.22 FT FROM N 1/4 SEC COR TO W EDGE OF RIFLE RIVER TH S10 DEG 47'06"W ALG W EDGE OF RIVER119.41 FT TH CONT ALG RIVER S06 DEG 53'49"E 110.97 FT TH CONT ALG RIVER S23 DEG 37'49"E 237.42 FT TH CONT ALG RIVER S39 DEG 12'34"E 88.41 FT TH CONT ALG RIVERS42 DEG 24'42"E 211.88 FT TH S00 DEG 51'48"E 1053.69 FT TO N'LY ROW OF CARRINGTON STTH S89 DEG 44'13"W 150 FT TH N00 51'46"W716.94 FT TH S89 DEG 44'13"W 290.41 FT TH N00 52'35"W 1008.78 FT TH N89 DEG 41'21"E 165.42 FT BK TO POB.
9.42 ACRES M/L
AKA PARCEL A AND B2 UNRECORDED SURVEY 5/29/2025 SSI JEFFREY DONALD BARTLETT SPLIT/COMBINED ON 07/03/2025 FROM 030-0-0

Comments/Influences
Split/Comb. on 11/12/2025 completed 11/12/2025 ASSESSOR ;

Class: RESIDENTIAL-VACAN Zoning:
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 22,608

Building Permit(s)	Date	Number	Status

Improved X Vacant

Public Improvements
- Dirt Road
- Gravel Road
- Paved Road
- Storm Sewer
- Sidewalk
- Water
- Sewer
- Electric
- Gas
- Curb
- Street Lights
- Standard Utilities
- Underground Utils.

Topography of Site
- Level
- Rolling
- Low
- High
- Landscaped
- Swamp
- Wooded
- Pond
- Waterfront
- Ravine
- Wetland
- Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 9 AND UP			9.42 Acres		2,400	100		22,60
9.42 Total Acres							Total Est. Land Value =	22,608

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	11,300	0	11,300			11,300S
2025	0	0	0			0
0						
0						

Parcel Number: 030-0-015-200-005-06 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
ROBINSON DAVID & DONNA	REZLER LAUREN	0	06/30/2025	QC	09-FAMILY/RELATED ENTITY		DEED	

Property Address
426 CARRINGTON ST

Owner's Name/Address
REZLER LAUREN
426 CARRINGTON ST
OMER, MI 48749-9757

Tax Description *BALANCE OF LEGAL ON FILE

T19N R5E SEC 15 THE BEG AT N 1/4 SEC COR TH S00 DEG 51'48"E 1313.77 FT TH S89 DEG 44'13"W 370.01 FT TO POB TH S00 DEG 51'48"E 412.50 FT TO THE N'LY ROW OF CARRINGTON ST TH S89 DEG 44'13"S 155.32 FT TH N00 DEG 51'48"W412.50 FT TH S89 DEG 44'13"W 135.02 FT TH N00 DEG 52'35"W 304.44 FT TH N88 DEG 44'13"E 290.41 FT TH S00 DEG 51'48"E 304.44 FT BK TO POB.
3.5 ACRES M/L
AKA PARCEL A1 AND B1 UNRECORDED SSI
5/30/2025 JEFFREY D BARTLETT
SPLIT/COMBINED ON 07/03/2025 FROM 030-0-015-200-005-03, 030-0-015-200-005-02;

Comments/Influences

Class: RESIDENTIAL-VACAN Zoning:
School: STANDISH STERLING COMM S/D
P.R.E. 0%
MAP #:
2026 Est TCV 8,400

Building Permit(s)	Date	Number	Status

[ ] Improved [X] Vacant

Public Improvements
- [ ] Dirt Road
- [ ] Gravel Road
- [ ] Paved Road
- [ ] Storm Sewer
- [ ] Sidewalk
- [ ] Water
- [ ] Sewer
- [ ] Electric
- [ ] Gas
- [ ] Curb
- [ ] Street Lights
- [ ] Standard Utilities
- [ ] Underground Utils.

Topography of Site
- [ ] Level
- [ ] Rolling
- [ ] Low
- [ ] High
- [ ] Landscaped
- [ ] Swamp
- [ ] Wooded
- [ ] Pond
- [ ] Waterfront
- [ ] Ravine
- [ ] Wetland
- [ ] Flood Plain

Who	When	What
T&R	06/15/2022	INSPECTED
RFP	10/15/2016	INSPECTED

Land Value Estimates for Land Table RESAC.RESIDENTIAL ACREAGE

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
RATE TABLE 5 HOMESTEAD 1-5			3.50 Acres		2,400	100		8,40
3.50 Total Acres							Total Est. Land Value =	8,400

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	4,200	0	4,200			4,200S
2025	0	0	0			0
0						
0						

Parcel Number: 030-0-900-003-004-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

MICHIGAN ELECTRIC TRANSMISSION CO
ATTN TAX DEPARTMENT
27175 ENERGY WAY
NOVI, MI 48377

Tax Description *BALANCE OF LEGAL ON FILE

Comments/Influences

Class: UTILITY PERSONAL Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 2,203,810

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	1,101,900	1,101,900			1,101,900S
2025	0	1,143,600	1,143,600			1,143,600S
2024	0	486,600	486,600			486,600S
2023	0	301,300	301,300			301,300S

Bought Electric
During Transmission
2024 1,459,697*93%
2023 421,627*90%
2012 897,562*52%
Prior 191*50%
Total 2,779,077
TCV-> 2,203,810

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	0	50	0
15 & 16. Cable, Utility & Cellular Assets	2779077	TBL	2203810
Solar Energy	0	100	0
Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 2,779,077 TCV= 2,203,810 Assessed Value= 1,101,900

*** Information herein deemed reliable but not guaranteed***

Parcel Number: 030-0-900-003-005-00 Jurisdiction: CITY OF OMER County: Arenac Printed on 04/09/2026

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.

Property Address

Owner's Name/Address

CONSUMERS POWER CO REGION CONT
EP10-PROPERTY TAX
1 ENERGY PLAZA
JACKSON, MI 49201

Tax Description *BALANCE OF LEGAL ON FILE

01 PERSONAL PROPERTY

Comments/Influences

Class: UTILITY PERSONAL Zoning: R1 (*

School: STANDISH STERLING COMM S/D

P.R.E. 0%

MAP #:

2026 Est TCV 2,755,306

Building Permit(s)	Date	Number	Status

( ) Improved ( ) Vacant

Public Improvements

( ) Dirt Road
( ) Gravel Road
( ) Paved Road
( ) Storm Sewer
( ) Sidewalk
( ) Water
( ) Sewer
( ) Electric
( ) Gas
( ) Curb
( ) Street Lights
( ) Standard Utilities
( ) Underground Utils.

Topography of Site

( ) Level
( ) Rolling
( ) Low
( ) High
( ) Landscaped
( ) Swamp
( ) Wooded
( ) Pond
( ) Waterfront
( ) Ravine
( ) Wetland
( ) Flood Plain

Who When What

Land Value Estimates for Land Table PERS.PERSONAL PROPERTY

Description	Frontage	Depth	* Factors * Front	Depth	Rate	%Adj.	Reason	Value
0.00 Total Acres							Total Est. Land Value =	00

Year		Personal Property	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
2026	0	1,377,700	1,377,700			1,377,700S
2025	0	1,408,700	1,408,700			1,408,700S
2024	0	858,000	858,000			858,000S
2023	0	753,400	753,400			753,400S

Bought During	Gas Distribution	Electric Transmission
2024	768*87%	156,084*93%
2023		246,359*90%
2022	5,691*76%	11,532*86%
2021	31,947*71%	90,085*82%
2020	84,697*67%	105,510*78%
2019	421,621*63%	42,275*74%
2018	25,664*59%	10,663*70%
2017	10,417*55%	199,139*67%
2016	21,293*51%	33,990*64%
2015	4,809*47%	105,214*61%
2014	4,720*43%	6,011*58%
2013	4,883*39%	51,267*55%
2012	5,769*35%	14,493*52%
2011		103,549*50%
Prior	222,826*32%	364,730*50%
Total	845,105	1,540,901
TCV->	461,290	1,064,432

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value
Section G. Other Assessable Personal Property	0	100	0
Section H. Assessable Tools	0	100	0
Section I. Qualified Personal Property	0	100	0
Section M. Leasehold Improvements	0	TBL	0
Section N. Buildings on Leased Land	0	TBL	0
Section O. Rental Information	0	100	0
13. Idle Equipment	0	TBL	0
14. Construction in Progress	2435968	50	1217984
15 & 16. Cable, Utility & Cellular Assets	2386006	TBL	1525722
Adjustment: ROW			11600
Solar Energy	0	100	0

Pages 3 to 4. Other Personal Property	Claimed Value	Depr	Depr.Value

Total Cost New= 4,821,974 TCV= 2,755,306 Assessed Value= 1,377,700

*** Information herein deemed reliable but not guaranteed***