

Appendix "A"

Michigan Disclosure Regarding Real Estate Agency

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the Land Division Act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in Section 4 of the Condominium Act, 1978 PA 59, MCL 559.104.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise potential sellers or buyers with whom they work of the nature of their agency relationship.

Seller's Agent

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyers' agents, and/or transaction coordinators. A subagent is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Sellers' agents and subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Buyer's Agent

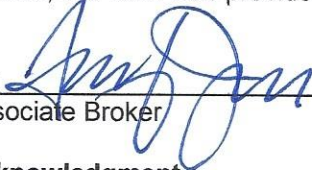
A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. Buyer's agents and subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Dual Agents

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer. In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller, and the buyer.

Licensee Disclosure

Jerdon Real Estate, Inc. hereby discloses that the agency status of the licensee named below is that of a **SELLER'S AGENT** with all affiliated licensees having the same agency relationship as the licensee named below. Further, this form was provided to the buyer or seller before disclosure of any confidential information.

By:  Date: 9/5/24
Associate Broker

Acknowledgment

By signing below, the parties confirm that they have received and read the information in this agency disclosure statement and that this form was provided to them before the disclosure of any confidential information specific to the potential sellers or buyers.

Kathleen Sandmann POA
Potential SELLER Date Potential SELLER Date

Potential BUYER Date Potential BUYER Date

Seller's Disclosure Statement

Property Address 51360 Indian Lake Rd., Dowagiac MI 49047

Street

City, Village or Township

MICHIGAN

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **This statement is not a warranty of any kind by the Seller or by any Agent representing the Seller in this transaction, and is not a substitute for any inspections or warranties the Buyer may wish to obtain.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **THIS INFORMATION IS A DISCLOSURE ONLY AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN BUYER AND SELLER.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available
Range/oven	X			
Dishwasher	X			
Refrigerator	X			
Hood/fan	Fan	NOT WORKING		
Disposal		NONE		
TV antenna, TV rotor & controls		NONE		
Electrical system				
Garage door opener & remote control	X			
Alarm system	X			
Intercom		NONE		
Central vacuum		NONE		
Attic fan		NONE		
Pool heater, wall liner & equipment		NONE		
Microwave	NOT WORKING	X		
Trash compacter		NONE		
Ceiling fan				
Sauna/hot tub	Yes	Jets don't work		

	Yes	No	Unknown	Not Available
Washer	X			
Dryer	X			
Lawn sprinkler system	X			
Water heater	X			
Plumbing system	X			
Water softener/conditioner				
Well & pump	X			
Septic Tank & drain field	X			
Sump pump	X			
City water system		NO		X
City sewer system		NO		X
Central air conditioning	X			
Central heating system	X			
Wall furnace	X			
Humidifier	X			
Electronic air filter		NO		X
Solar heating system		NO		X
Fireplace & chimney	X			
Wood burning system	X			

Explanation (attach additional sheets if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements and additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no X
If yes, please explain: _____
- Insulation:** Describe, if known: Fibre glass
Urea formaldehyde Foam Insulation (UFFI) is installed? _____
- Roof:** Leaks? Had Leak repaired under warranty - 2024 unknown _____ yes X no X
Approximate age if known: _____
yes _____ no X
- Well:** Type of well (depth/diameter, age and repair history, if known): 5" submersible
Has the water been tested? PVC depth 107ft 4 inch well water samples 2024 yes X no _____
If yes, date of last report/results: _____
- Septic tanks/drain fields:** Condition, if known: Good 2 tanks
- Heating system:** Type/approximate age: Water Source Heat pump
- Plumbing system:** Type: copper X galvanized _____ other _____
Any known problems? NO
- Electrical system:** Any known problems? one or two outlets in kit/bath pop off
- History of infestation,** if any: (termites, carpenter ants, etc.) NO

Seller's Initials

Buyer's Initials

Seller's Disclosure Statement

Property Address: 81 5460 Indian Lake Rd., Dowagiac MI 49047 MICHIGAN
Street City, Village or Township

10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.

unknown _____ yes _____ no ☒

If yes, please explain: _____

11. Flood Insurance: Do you have flood insurance on the property?

unknown _____ yes ☒ no ☒

12. Mineral Rights: Do you own the mineral rights?

unknown _____ yes ☒ no _____

Other items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? Easement for shared driveway.

unknown _____ yes ☒ no _____

2. Any encroachments, easements, zoning violations or nonconforming uses?

unknown _____ yes _____ no ☒

3. Any "common areas" (facilities like pools, tennis courts, walkways, or other areas co-owned with others), or a homeowners' association that has any authority over the property?

unknown _____ yes _____ no ☒

4. Structural modifications, alterations, or repairs made without necessary permits or licensed contractors?

unknown _____ yes _____ no ☒

5. Settling, flooding, drainage, structural, or grading problems?

unknown _____ yes _____ no ☒

6. Major damage to the property from fire, wind, floods, or landslides?

unknown _____ yes _____ no ☒

7. Any underground storage tanks?

unknown _____ yes _____ no ☒

8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.

unknown _____ yes _____ no ☒

9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge?

unknown _____ yes _____ no ☒

10. Any outstanding municipal assessments or fees?

unknown _____ yes _____ no ☒

11. Any pending litigation that could affect the property or the Seller's right to convey the property?

unknown _____ yes _____ no ☒

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from 1993 (date) to now (date).

The Seller has owned the property since 1992 (date).

The Seller has indicated above the condition of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYER IS ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ALSO ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. **BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.**

Seller X John R Sandman Trustee Date 12-18-2024
Seller Ruthleen Sandman Trustee Date 12-18-2024

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date _____ Time _____

Buyer _____ Date _____ Time _____

Disclaimer: This form is provided as a service of the Michigan Association of REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of REALTORS® is not responsible for use or misuse of the form for misrepresentation for warranties made in connection with the form.

800.336.3201
fax 888.336.3201
services@garrettlabs.com



garrett laboratories, inc.

p.o. box 645 nils, michigan 49120
garrettlabs.com since 1971

WATER ANALYSIS

CLIENT: JERDON REAL ESTATE

LAB#: W4426

SAMPLE ADDRESS: 58180 INDIAN LAKE RD, DOWAGIAC MI 49047

COLLECTION DATE/TIME: 2024-09-23 - 11:15:00AM

COLLECTION BY: TOM JERDON

RESULTS

SAMPLE TYPE: ROUTINE DISTRIBUTION SYSTEM

SAMPLE SITE: KITCHEN FAUCET

COLIFORMS: NEGATIVE /100mL

E COLI: NEGATIVE /100mL

NITRATE/NITRITE NITROGEN: <1.0 mg/L

SUBMITTED BY: **Carol Morris**

Digitally signed by Carol Morris
DN: cn=Carol Morris, o=Garrett Laboratories,
ou, email=services@garrettlabs.com, c=US
Date: 2024.09.25.10:43:55 -0400

REPORT DATE: 09/25/2024

FEDERAL & STATE STANDARDS: COLIFORMS NEGATIVE PER 100mL

CERTIFICATION # 8003 NITRATE NITROGEN <10.0 mg/L

ARSENIC AND LEAD TEST PERFORMED BY
LABORATORY IN-C-71-01 MI-9926

ARSENIC: <0.010 mg/L (10 ug/L)
LEAD: <0.015 mg/L (15 ug/L)

Coliforms Date Time: 09/23/2024 2:50 PM

Colitag

By: AMG

E Coli Date Time: 09/23/2024 2:50 PM

Colitag

By: AMG

Nitrate/Nitrites Date Time Tested: 09/24/2024 1721

Easy Chem Analyzer

By: CEJ

ULTRA-CLAD 35 YEAR LIMITED WARRANTY

OWNER: John Sandmann
PROJECT: Sandmann House Roof
PROJECT ADDRESS: 58180 Sand Bur Patch; Dowagiac, MI 49047
CUSTOMER: Stump Enterprises
CONTRACTOR: Stump Enterprises OF: Goshen, IN 46526
INVOICE NO. 111787 - 24ga Burnished Slate DATE: 06/05/2019
DATE WARRANTY BEGINS: 06/05/2019 DATE WARRANTY ENDS: 06/05/2054

1. COATED METALS GROUP (CMG) hereby warrants to the OWNER that subject to the provisions herein, Dura Coat's Durapon coating to aluminum coil, G90 HDG steel coil or Zinc-Aluminum Alloy steel coil for building parts shall, for the term as listed below, meet the following standards:
 - A. For thirty five (35) years from the date of installation, will not crack, check or peel (lose adhesion). However the term "crack" as used herein shall not include minute fracturing of the product which may occur in proper fabrication procedures and is accepted as standard.
 - B. For thirty (30) years from the date of installation, will not chalk in excess of ASTM D-4214, Method A number eight (8) rating for vertical surfaces and six (6) for non-vertical surfaces.
 - C. For thirty (30) years from the date of installation, will not change color more than five (5) E units (NBS) for vertical surfaces and seven (7) for non-vertical surfaces as determined by ASTM method D-2244, Paragraph 63. Color change shall be measured on an exposed painted surface that has been cleaned of surface soils and chalk, and the corresponding values measured on the original or unexposed surface. It is understood that fading or color changes may not be uniform, if the surfaces are not equally exposed to the sun and elements.
2. If Durapon coating or primer (herein called "products"), used as described herein, should fail to comply with the warranty stated herein, CMG will, after written notice of complaint received by CMG within the warranty period and within thirty days after discovery of the defect by the OWNER and demonstration that the failure was due to a breach of the warranty stated herein, bear the full cost of labor and material for repainting (using standard painting materials and practices but not necessarily the products), repairing or replacing, of any product showing such failure, or at CMG's option, refund of the purchase price of the defective product. The product repainted, replaced, repaired or otherwise restored shall be warranted to the same extent as the unexpired term of the original warranty, and this warranty shall not be deemed to have been extended from the date of such warranty work. At no time does this warranty confer upon the OWNER the right to refinish, replace or restore, without written notice and agreement by a duly authorized agent of CMG. Any unauthorized restoration, replacement or refinishing of the product shall result in this warranty becoming null and void.
3. This warranty applies only to product erected within the continental United States and Canada which have been exposed to normal weather and atmospheric conditions, and does not apply to failures or defects that are caused as a result of fire, other accidents or casualty, vandalism, radiation, falling objects, direct salt spray, standing water, explosions, harmful fumes and other foreign substances on the paint finish or in the atmosphere including animal waste products, mishandling or any other physical damage and any other circumstances or occurrences beyond CMG's control including but not limited to where materials such as snow guards and solar panels are attached/adhered to the product.
4. This warranty is restricted to failures resulting from normal weathering and does not include coating failures caused by scratches, scrapes or any other unnatural damage including improperly formed, fabricated or embossed material. This warranty does not cover damage or deterioration resulting from moisture contamination or entrapment or any other contamination detrimental to the coating which occurs prior to installation of the products, including, but not limited to, contamination occurring during shipment of the product or improper storage. This warranty does not include product failure due to substrate corrosion or defects in the metal substrate.
5. This warranty applies only to products manufactured by the CONTRACTOR within six (6) months from the date of shipment thereof by CMG.
6. CMG expressly precludes others from claiming, representing or implying that this warranty extend to or is available to anyone other than the original and first building owner. It is the responsibility of the OWNER to maintain such identification records for purposes of exercising the rights under this warranty throughout the duration of the warranty period. All claims must be submitted in writing to CMG within the warranty period and promptly after the discovery of the claimed defect, describing the defect claimed and referring to this warranty and date of issuance, together with the name of the CONTRACTOR and proof of purchase. This warranty is valid only after receipt of full payment for all warrantable material.
7. Except as provided herein, CMG makes no warranty or guarantee, express or implied, including without limitation warranties of fitness or merchantability, with respect to the products and CMG shall have no other liability to any other person, firm or corporation with respect thereto, including, without limitation, any liability for indirect, consequential or resultant damages, whether based upon breach of warranty or negligence.
8. The terms hereof shall constitute the entire agreement and understanding of the parties hereto respecting the subject matter hereof and no provision or statement contained at any time in any other writing, including, without limitation, customer's purchase orders or CMG's acceptance forms, shall be effective to change the provisions hereof, unless contained in a subsequent agreement in writing signed by both parties expressly stating that is intended thereby to modify or supplement this instrument.
9. This agreement is made under Wisconsin law and the laws of Wisconsin shall apply to the construction, enforcement and interpretation of this agreement.

COATED METALS GROUP

By: 

Date: 9-10-2024

THIS IS NOT A TAX BILL

L-4400

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: POKAGON TOWNSHIP WILLIAM J KAYS ASSESSOR 72883 CR 687 HARTFORD, 41 49057		PARCEL IDENTIFICATION PARCEL NUMBER: 14-110-018-299-13 PROPERTY ADDRESS: 58160 INDIAN LAKE RD DOWAGIAC, MI 49112	
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: SANDMANN JOHN & KATHLEEN LIFE EST THE SANDMANN FAMILY TRUST 58160 INDIAN LAKE ROAD DOWAGIAC MI 49047		PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": 100.00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
LEGAL DESCRIPTION: 299A-1 COM S 524.2 FT, N 89 DEG 29'W 720.32 FT & S 89 DEG 19'W 319.66 FT FRM N 1/4 COR, TH N 89 DEG 19'E 319.66 FT, N 249.5 FT, N 89 DEG 29'W 552.23 FT, SLY TO BEG. SEC 18 2.5 A.			
ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 Residential			
PRIOR YEAR'S CLASSIFICATION: 401 Residential			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$93		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		128,458	132,440
2. ASSESSED VALUE:		314,200	318,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):		314,200	318,800
5. There WAS or WAS NOT a transfer of ownership on this property in 2024		WAS NOT	
6. Assessor Change Reason:			

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: WILLIAM J. KAYS	Phone: (269) 621-3604	Email Address: kayswj@gmail.com
March Board of Review Appeal Information. The board of review will meet at the following dates and times: THE 2025 BOARD OF REVIEW WILL MEET TO HEAR ASSESSMENT APPEALS, ON MONDAY, MARCH 10TH, 2025, FROM 9:00 AM TO 12:00 NOON AND 1:00 PM TO 4:00 PM. THURSDAY, MARCH 13TH 2025, FROM 1:30 PM TO 4:30PM & 6:00 PM TO 9:00 PM. POKAGON TOWNSHIP HALL, 30683 PEAVINE ST. DOWAGIAC, MI 49047. RESIDENTS AND NON-RESIDENTS MAY SEND LETTERS OF PROTEST, THEY MUST BE RECEIVED BY THURSDAY MARCH 13, 2025. SEND LETTERS OF PROTEST TO: WILLIAM J. KAYS, 72883 CR 687, HARTFORD, MI 49057. THE 2025 PROPERTY TAXES ARE BASED ON TAXABLE VALUE LINE #1. WITH PROPOSAL A IN EFFECT THE TAXABLE VALUES, EXCLUDING NEW CONSTRUCTION AND CHANGE OF OWNERSHIP ARE CAPPED AT THE RATE OF INFLATION, 3.1%		



BERRIEN TOWNSHIP
TOWNSHIP ASSESSOR
8916 M-140
BERRIEN CENTER, MI 49102

Notice of Assessment, Taxable Valuation, and Property Classification

THIS IS NOT A TAX BILL

Parcel Code: **11-04-0013-0001-00-2**

Property Address:

NAME AND ADDRESS OF OWNER OR PERSON NAMED ON ASSESSMENT ROLL:

TEMP - RETURN SERVICE REQUESTED 12 2108



SANDMANN JOHN R
SANDMANN KATHLEEN A
58180 INDIAN LAKE RD
DOWAGIAC MI 49047-9331

PRINCIPAL RESIDENCE EXEMPTION

% Exempt As "Homeowners Principal Residence": **100.00%**

% Exempt As "Qualified Agricultural Property": **0.00%**

% Exempt As "MBT Industrial Personal": **0.00%**

% Exempt As "MBT Commercial Personal": **0.00%**

Exempt As "Qualified Forest Property": ☐ Yes ☒ No

Exempt As "Development Property": ☐ Yes ☒ No

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: **402 RESIDENTIAL-VACANT**

PRIOR YEAR'S CLASSIFICATION: **402 RESIDENTIAL-VACANT**

LEGAL DESCRIPTION:

THE NE FRACTION OF NE FRL1/4 SEC 13 T6S R17W

	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	5,361	5,527	166
2. ASSESSED VALUE:	15,100	17,300	2,200
3. TENTATIVE EQUALIZATION FACTOR: 1.00000			
4. STATE EQUALIZED VALUE (SEV):	15,100	17,300	2,200
5. There WAS or WAS NOT a transfer of ownership on this property in 2024: Was Not			
6. ASSESSOR CHANGE REASON: Market Adjustment			

This change in taxable value will increase/decrease your 2025 tax bill by approximately \$4.

The 2025 Inflation Rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the following:

Contact Name ANGELA J. STORY	Phone (269) 207-2590	Email ANGELASTORY14@YAHOO.COM
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March Board of Review Appeal Information:

THE MARCH BOARD OF REVIEW WILL HEAR APPEALS OF 2025 ASSESSMENTS ON: TUESDAY MARCH 11, 2025 FROM 9AM-NOON AND 1-4PM THURSDAY MARCH 13, 2025 FROM 1-4PM AND 6-9PM LETTERS OF APPEAL ARE ACCEPTED IF RECEIVED BY 4 PM ON MARCH 12, 2025. * PLEASE CALL ANGELA STORY AT 269-207-2590 TO SCHEDULE AN APPOINTMENT*

SEE REVERSE SIDE FOR MORE INFORMATION

THIS IS NOT A TAX BILL

L-4400

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ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 Residential			
PRIOR YEAR'S CLASSIFICATION: 402 Residential			
The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$55		PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025
1. TAXABLE VALUE:		76,693	79,070
2. ASSESSED VALUE:		229,000	104,800
3. TENTATIVE EQUALIZATION FACTOR: 1.000			-124,200
4. STATE EQUALIZED VALUE (SEV):		229,000	104,800
5. There WAS or WAS NOT a transfer of ownership on this property in 2024			-124,200
6. Assessor Change Reason:		WAS NOT	

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: WILLIAM J. KAYS	Phone: (269) 621-3604	Email Address: kayswj@gmail.com
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