

# Real Estate for Pro Source Rent/All, Inc.

## LOT DETAILS

**General Description:** Commercial building on 3.63 acres. Building consisting of 1,920 square feet of retail/office space and 2,250 square feet of warehouse space. The building has a retail area in the front of the store for displays/sales, a bathroom, and breakroom. There is an insulated shop area and offices in the back of the building with concrete floor and approximately 12' overhead door. This parcel has a lot of area for parking and storage around the building. The property has a well and septic and natural gas. The property is located on old US 27 with good visibility and traffic exposure.

**Category:** Commercial/ Turn Key Business

**Address:** 3725 Old 27 S

City: Gaylord

State: Michigan

Zip: 49735

**Township:** Bagley

**County:** Otsego

**PP#:** 010-021-300-100-01

**Zoning:** Commercial

**SEV:** \$201,000

**Taxable Value:** \$171,591

**Winter Taxes:**

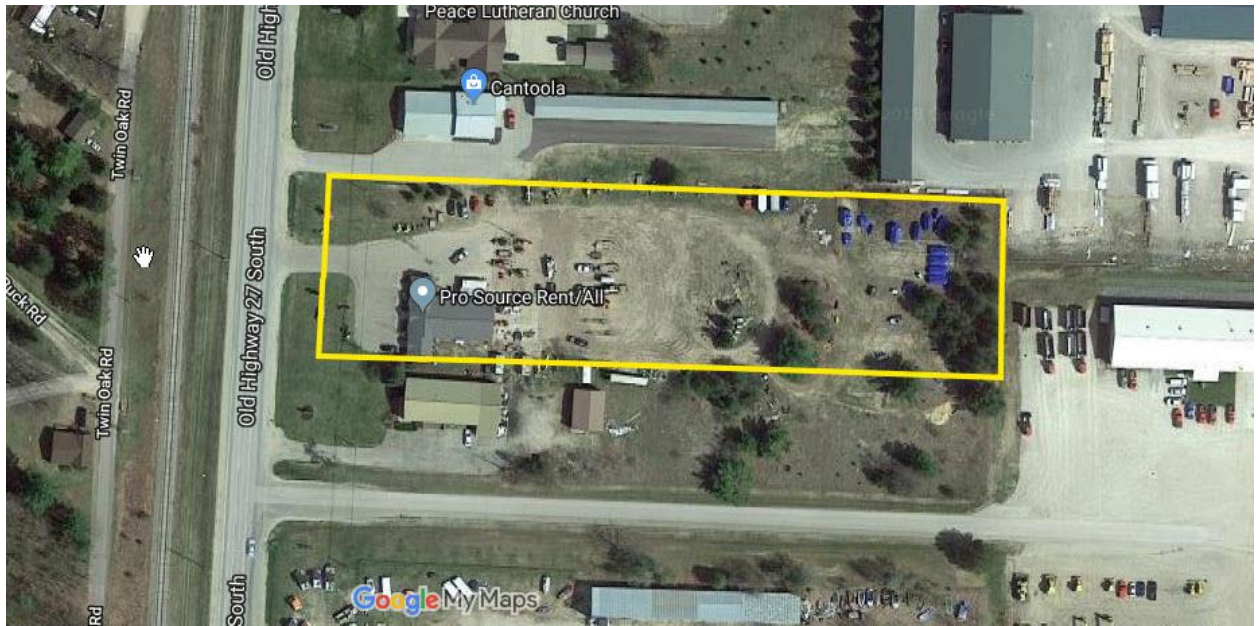
**Summer Taxes:**

**School District:** Gaylord 69020

**Total Square Footage:** 4,160



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## Otsego County GIS

Parcel Report: 010-021-300-100-01

11/19/2018

10:33:50 AM



## Property Address

3725 OLD 27 S

GAYLORD, MI, 49735

## Owner Address

RUSSELL, RANDY G RESTATED TRUST

Unit:

01

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Unit Name:

BAGLEY TOWNSHIP

280 N UNIONVILLE RD

CARO, MI 48723-9661

## General Information for 2018 Tax Year

Parcel Number:	010-021-300-100-01	Assessed Value:	\$197,800
Property Class:	201	Taxable Value:	\$175,194
Class Name:	COMMERCIAL - STRUCTURED	State Equalized Value:	\$197,800
School Dist Code:	69020		
School Dist Name:	Gaylord Community		

PRE 2017: 0%

PRE 2018: 0%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2017	\$201,000	\$201,000	\$171,591
2016	\$201,100	\$201,100	\$170,061

### Land Information

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Acreage: 3.63

Zoning: B-2

### Legal Information

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LAND IN THE TWP OF BAGLEY, CO OF OTSEGO, ST OF MI, BEING PT OF GOV'T LOTS 3 & 4, SEC 21, T30N, R3W, DESC AS COMM @ S1/4 COR OF SD SEC 21, TH N1°4'12"E 1420.34' ALG THE N & S 1/4 LN OF SD SEC 21, TH N87°31'11"W 527.5' TO THE POB, TH S3°24'52"W 140.29', TH N87°26'27"W 659.32', TH N3°34'55"E 204.40' ALG THE E LN OF OLD 27 HWY ROW, TH S87°31'11"E 658.74', TH S3°24'52"W 65.01' TO POB. CONT. 3.18 AC M/L.

### Sales Information

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#### Sale Date: 12-13-2016

Sale Price: 0

Instrument: QC

Grantor: RUSSELL, RANDY G

Grantee: RUSSELL, RANDY G RESTATED TRUST

Terms of Sale: Estate/Trust/Family

Liber/Page: 1440/161

#### Sale Date: 11-11-1999

Sale Price: 0

Instrument: QC

Grantor: RUSSELL, LYNN M

Grantee: RUSSELL, RANDY G & LYNN M

Terms of Sale: Estate/Trust/Family

Liber/Page: 0740/748

#### Sale Date: 03-01-1998

Sale Price: 150000

Instrument: WD

Grantor: SCHENDEN/STRAITH CONSULTI

Grantee: RUSSELL, LYNN M

Terms of Sale: Good

Liber/Page: 670:305

#### Sale Date: 06-01-1997

Sale Price: 105000

Instrument: WD

Grantor: SCHENDEN/STRAITH

Grantee: KAMBACH, JASON

Terms of Sale: Good

Liber/Page: 650:688

**Tax History** \*Total Due as of settlement dateCURRENT TAX AMOUNTS: Contact the [county treasurer](#) for current balances.**Tax Details 2017 Winter**

School Dist. Code:	69020	Assessed Value:	\$201,000
School Dist. Name:	Gaylord Community	Taxable Value:	\$171,591
Property Class:	201	State Equalized Value:	\$201,000
Class Name:	COMMERCIAL - STRUCTURED	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$3,270.81	Base Paid:	
Admin Fees:	\$0.00	Admin Fees Paid:	
Interest Fees:	\$0.00	Interest Fees Paid:	
Total Tax & Fees:	\$3,270.81	Total Paid:	

**Tax Items 2017 Winter**

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCH OPER	9	1,544.31	
SCH SINKING	0.5689	97.61	
SCH DEBT	1.5	257.38	
COP ISD ALLOC	0.26	44.61	
COP ISD VOTED	1.4876	255.25	
ANIMAL CONTROL	0.3	51.47	
PARK/REC	0.25	42.89	
BUS	0.25	42.89	
COMM ON AGING	1	171.59	
LIBRARY	0.4	68.63	
LIBRARY BLDG	0.375	64.34	
RECYCLING	0.25	42.89	
ROADS	1	171.59	
SPORTSPLEX	0.25	42.89	
SPORTSPLEX SUPP	0.1875	32.17	
AMBULANCE	0.78	133.84	
M-TEC	0.6464	110.91	

UNIV CTR	0.5569	95.55
SCH OPER FC	9	0.00

### Tax Details 2017 Summer

School Dist. Code:	69020	Assessed Value:	\$201,000
School Dist. Name:	Gaylord Community	Taxable Value:	\$171,591
Property Class:	201	State Equalized Value:	\$201,000
Class Name:	COMMERCIAL - STRUCTURED	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$3,623.81	Base Paid:
Admin Fees:	\$0.00	Admin Fees Paid:
Interest Fees:	\$0.00	Interest Fees Paid:
Total Tax & Fees:	\$3,623.81	Total Paid:

### Tax Items 2017 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	1,029.54	
COUNTY ALLOC.	4.0502	694.97	
SCHOOL OPERATING	9	1,544.31	
EXTRA VOTED	0.5689	97.61	
SCHOOL DEBT	1.5	257.38	
SCHOOL OPER FC	9	0.00	

### Tax Details 2016 Winter

School Dist. Code:	69020	Assessed Value:	\$201,100
School Dist. Name:	Gaylord Community	Taxable Value:	\$170,061
Property Class:	202	State Equalized Value:	\$201,100
Class Name:	COMMERCIAL - VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$3,317.69	Base Paid:
Admin Fees:	\$0.00	Admin Fees Paid:
Interest Fees:	\$0.00	Interest Fees Paid:
Total Tax & Fees:	\$3,317.69	Total Paid:

### Tax Items 2016 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCH OPER	9	1,530.54	

SCH SINKING	0.5689	96.74
SCH DEBT	1.59	270.39
COP ISD ALLOC	0.2597	44.16
COP ISD CHARTER	0.8458	143.83
COP ISD EX-VOTED	0.6418	109.14
AMBULANCE	0.4	68.02
ANIMAL CONTROL	0.3	51.01
BUS	0.25	42.51
COMM ON AGING	1	170.06
LIBRARY (NEW)	0.375	63.77
LIBRARY	0.4	68.02
M-TEC	0.6464	109.92
PARK/REC	0.1875	31.88
RECYCLING	0.25	42.51
ROADS	1	170.06
SPORTSPLEX	0.25	42.51
SPORTSPLEX SUPP	0.1875	31.88
UNIV CTR	0.5569	94.70
FIRE EQUIPMENT	0.8	136.04
SCH OPER FC	9	0.00

### Tax Details 2016 Summer

School Dist. Code:	69020	Assessed Value:	\$201,100
School Dist. Name:	Gaylord Community	Taxable Value:	\$170,061
Property Class:	202	State Equalized Value:	\$201,100
Class Name:	COMMERCIAL - VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$3,606.81	Base Paid:	
Admin Fees:	\$0.00	Admin Fees Paid:	
Interest Fees:	\$0.00	Interest Fees Paid:	
Total Tax & Fees:	\$3,606.81	Total Paid:	

### Tax Items 2016 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	1,020.36	
COUNTY ALLOC.	4.0502	688.78	
SCHOOL OPERATING	9	1,530.54	

EXTRA VOTED	0.5689	96.74
SCHOOL DEBT	1.59	270.39
SCHOOL OPER FC	9	0.00

### Tax Details 2015 Winter

School Dist. Code:	69020	Assessed Value:	\$191,000
School Dist. Name:	Gaylord Community	Taxable Value:	\$169,553
Property Class:	202	State Equalized Value:	\$191,000
Class Name:	COMMERCIAL - VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$3,117.06	Base Paid:	
Admin Fees:	\$0.00	Admin Fees Paid:	
Interest Fees:	\$0.00	Interest Fees Paid:	
Total Tax & Fees:	\$3,117.06	Total Paid:	

### Tax Items 2015 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCH OPER	9	1,525.97	
SCH SINKING	0.5689	96.45	
SCH DEBT	1.64	278.06	
COP ISD ALLOC	0.2597	44.03	
COP ISD EX-VOTED	1.4876	252.22	
AMBULANCE	0.4	67.82	
ANIMAL CONTROL	0.3	50.86	
BUS	0.25	42.38	
COMM ON AGING	1	169.55	
LIBRARY	0.4	67.82	
M-TEC	0.6464	109.59	
PARK/REC	0.1875	31.79	
RECYCLING	0.25	42.38	
ROADS	1	169.55	
SPORTSPLEX	0.25	42.38	
SPORTSPLEX SUPP	0.1875	31.79	
UNIV CTR	0.5569	94.42	
SCH OPER FC	9	0.00	

### Tax Details 2015 Summer

School Dist. Code:	69020	Assessed Value:	\$191,000
School Dist. Name:	Gaylord Community	Taxable Value:	\$169,553
Property Class:	202	State Equalized Value:	\$191,000
Class Name:	COMMERCIAL - VACANT	Exemption Percent:	0%

Last Payment Date:

Base Tax:	\$3,604.51	Base Paid:	
Admin Fees:	\$0.00	Admin Fees Paid:	
Interest Fees:	\$0.00	Interest Fees Paid:	
Total Tax & Fees:	\$3,604.51	Total Paid:	

### Tax Items 2015 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	1,017.31	
COUNTY ALLOC.	4.0502	686.72	
SCHOOL OPERATING	9	1,525.97	
EXTRA VOTED	0.5689	96.45	
SCHOOL DEBT	1.64	278.06	
SCHOOL OPER FC	9	0.00	

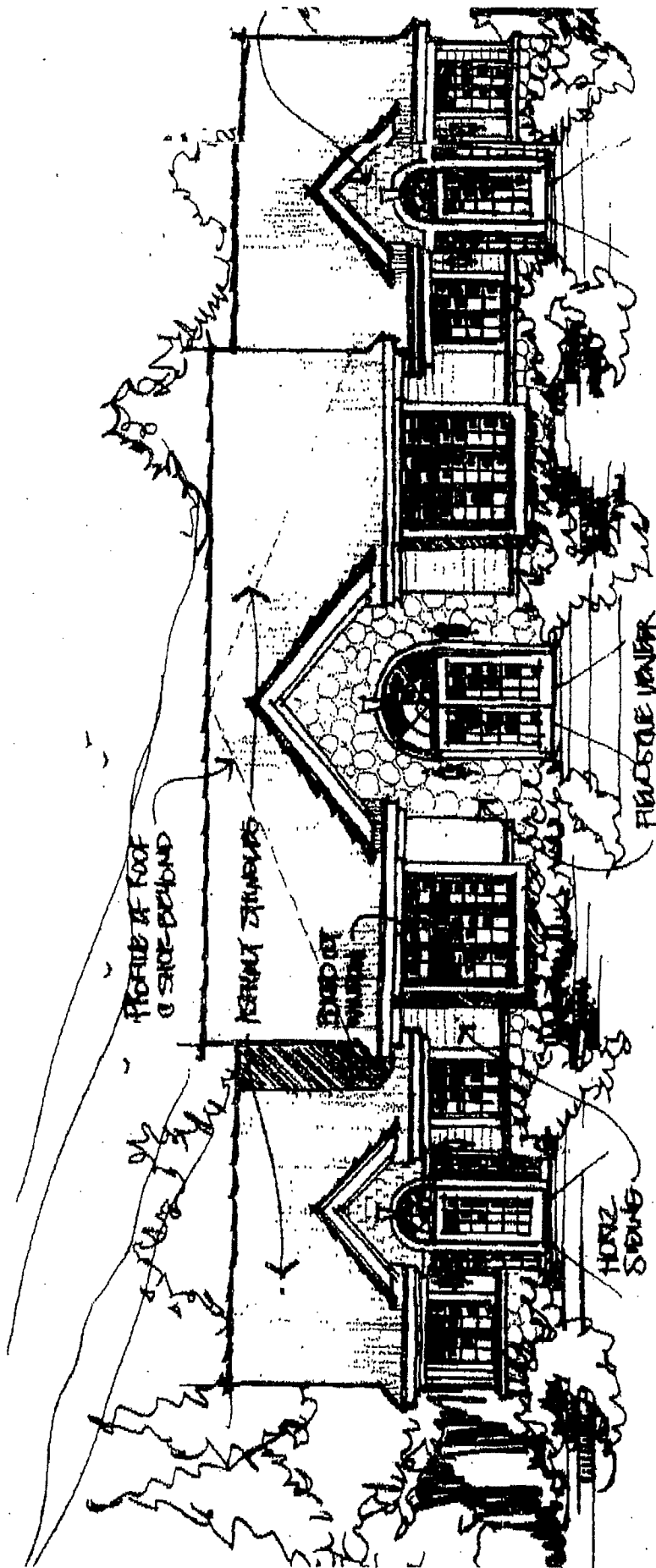
#### Application Use:

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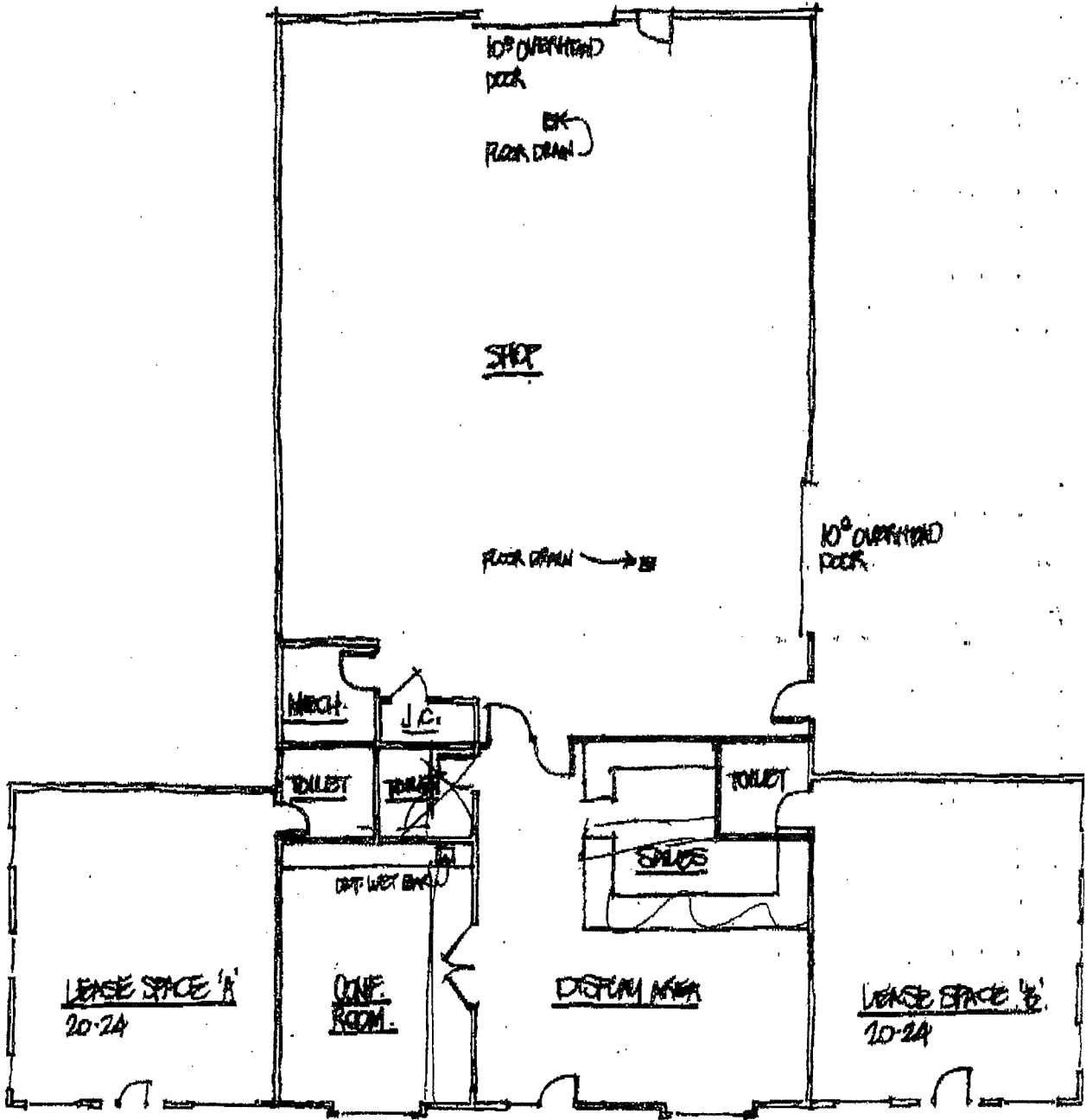
#### GIS/Mapping:

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CONCEPTUAL FRONT ELEVATION



**CONCEPTUAL FLOOR PLAN**

1/8" = 1'-0" NOT TO SCALE!

DESIGN & BUILD, INC. - PROPOSED COMMERCIAL BLDG.  
 BOSWORTH & KESBRO - EMPLOYED 2-12-78